

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 06045**, requested by the Witherbee Neighborhood Association, to change the zoning from R-4 Residential to R-2 Residential on property generally located between 33rd and 48th Streets, from "O" Street to Randolph Street; from B-1 Local Business to R-2 Residential at 48th and Randolph Streets; and from O-2 Suburban Office to R-2 Residential for Calvary Cemetery at 40th & O Streets.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/13/06
Administrative Action: 09/13/06

RECOMMENDATION: Approval (6-3: Cornelius, Sunderman, Taylor, Larson, Esseks and Carlson voting 'yes'; Strand, Krieser and Carroll voting 'no').

STAFF RECOMMENDATION: Approval

FINDINGS OF FACT

1. This is a request by the Witherbee Neighborhood Association to change zoning as follows: a) approximately 48 blocks from R-4 Residential to R-2 Residential, which are mostly in single family and duplex use with over 1,060 dwelling units; b) part of one lot from O-2 Suburban Office to R-2 Residential from about 38th to 40th Street on the south side of O Street, which is currently part of the Calvary Cemetery; and c) part of one lot from B-1 Local Business to R-2 Residential, which is part of the Tabitha health care complex on the northwest corner of 48th and Randolph Streets.
2. The purpose of this downzone request is "to preserve and enhance the best elements of the area for the benefit of residents here as well as for those throughout Lincoln". (Also See p.23).
3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.6-12, concluding that:
 - a) This neighborhood contains a large number of affordable single family homes with a quarter of the dwelling units in duplex use. Overall there is a mix of dwelling uses with an average overall density of 4 dwelling units per acre. Approval of this change of zone would preserve the current development pattern, aid in the preservation of affordable single family homes and may encourage home-ownership. This application is consistent with other downzoning applications that have been approved in the past.
 - b) Zoning should provide a degree of certainty. The R-2 zoning provides future single family home owners greater certainty as to the use of adjacent properties. Most new neighborhoods are zoned R-3 (which is very similar to R-2) which provides more predictability for home owners.
 - c) The older neighborhoods provide the largest stock of affordable housing, both ownership and rental. This application will not significantly decrease the amount of affordable housing in Lincoln. To the contrary, it may aid in preserving single family uses. Most single family homes have less floor area, fewer garage stalls and a smaller lot size than single family uses in newer neighborhoods, which means they will probably remain more affordable.
 - d) This application will also not significantly decrease the amount of rental housing in the areas. Existing duplexes and apartments can remain even after the downzoning.
 - e) This application provides future direction for this neighborhood. The City should not wait until the mix of housing within the neighborhood is viewed as a "problem." This application establishes a future direction for this neighborhood as one that is primarily single family, but includes a significant mix of duplex and rental housing.
4. The staff presentation is found on p.13-14. Additional information submitted by the staff at the public hearing, consisting of dwelling unit trends for the entire Witherbee Neighborhood from 1970-2006, is found on p.25.
5. Testimony in support is found on p.14-16, and the record consists of 10 letters in support (p.26-39) and petitions in support bearing approximately 406 signatures in support (p.40-151). The additional information submitted by the applicant is found on p.24.
6. There was no testimony in opposition; however, the record consists of one letter in opposition from Larry Geiger (p.152), which was submitted to the City Council on September 8, 2006 (Note: This letter was submitted directly to the City Council and was not submitted to the Planning Commission prior to their public hearing and action).
7. On September 13, 2006, the majority of the Planning Commission agreed with the staff recommendation and voted 6-3 to recommend approval (Strand, Krieser and Carroll dissenting). See Minutes, p.18.

FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\2006\CZ.06045

DATE: September 19, 2006

DATE: September 19, 2006

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 13, 2006 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #06045

PROPOSAL: Request by Witherbee Neighborhood Association to change the zoning from R-4 Residential to R-2 Residential on approximately 48 blocks generally between 33rd and 48th, from O to Randolph Street, from B-1 Local Business to R-2 Residential at 48th and Randolph St. and from O-2 Suburban Office to R-2 Residential for Calvary Cemetery at 40th and O Street.

LOCATION: This area is generally from Randolph to O Street, from 33rd, to 48th Streets.

LAND AREA: 258 acres, more or less.

CONCLUSION: This neighborhood contains a large number of affordable single family homes with a quarter of the dwelling units in duplex use. Overall there is a mix of dwelling uses with an average overall density of 4 dwelling units per acre. Approval of this change of zone would preserve the current development pattern, aid in the preservation of affordable single family homes and may encourage home-ownership. This application is consistent with other downzoning applications that have been approved in the past.

Zoning should provide a degree of certainty. The R-2 zoning provides future single home owners greater certainty as to the use of adjacent properties. Most new neighborhoods are zoned R-3 (which is very similar to R-2) which provides more predictability for home owners.

The older neighborhoods provide the largest stock of affordable housing, both ownership and rental. This application will not significantly decrease the amount of affordable housing in Lincoln. To the contrary, it may aid in preserving single family uses. Most single family homes have less floor area, fewer garage stalls and a smaller lot size than single family uses in newer neighborhoods which will means they will probably remain more affordable.

This application will also not significantly decrease the amount of rental housing in the areas. Existing duplexes and apartments can remain even after the downzoning.

This application provides future direction for this neighborhood. The City should not wait until the mix of housing within the neighborhood is viewed as a "problem." This application establishes a future direction for this neighborhood as one that is primarily single family, but includes a significant mix of duplex and rental housing.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION:

B-1 Local Business District to R-2 Residential District

Southern 120 feet of the eastern 400 feet of Lot 22 Irregular Tract in Northwest quarter of Section 29-10-7 (Tabitha Health Care)

O-2 Suburban Office to R-2 Residential District

Northern 140 feet of Lot 1 Irregular Tract in the Northeast quarter of Section 30 -10-7 (Calvary Cemetery)

R-4 Residential to R-2 Residential District

Lots 2-16, and Lot A and adjacent vacated right-of-way, Block 1; Lots 9-12 and 15-16, Block 2; Lots 12-24, Block 3; Lots 1-32, Block 4; Lots 1-16, Block 5; Lots 1-11, Block 6, Lots 1-8, Block 7; Lots 1-33, Block 8; Lots 8-17, Block 9; Young's Hyland Park Addition; Lots 1-2, Young's Hyland Park 1st Addition; Lots 1-27, Block 10; Lots 1-17, Block 11; Lot 1- 14, Block 12, Hyland Park Annex; Lot 1 Irregular Tract, except for northern 140 feet and all of Lot 34 Irregular Tract; Lots 1-8 Henkelmann Heights; Lots A-D VanHorn's Subdivision; Lots 1-5, Thomas Subdivision; Lots 1-18 Freemon Subdivision; Remaining portion of Lots 1-4, 6, 7, 11 and 12 and all of Lots 8-10 and 14, Frost's Sub.; Lot 1, Christensen Court; Lot 1 Christensen Court 1st Addition; Lots 1-4 Murphy's Sub.; Lots 1-19, Duff Bruning Replat; Lots 1-19 W. F. Steele's Sub.; Lots 1-12, Block 1; Lots 1-12, Block 2, Grovedale; Lots 13-96, Lyman Park Sub.; and vacated K Street and alley between 39th and 40th Street; in the Northeast quarter of Section 30 -10-7

Lots 31-178, 181-238, Lenox Sub.; Lots 1-2, Marti Replat; Lots 1-2, Kurtz Replat; Lots 1-14, Block 1; Lots 1-15, Block 2; Lots 1-20, Block 3; Lots 1-14, Block 4; Lots 1-4, Block 5; Lots 1-3, Block 6; Lots 1-8, Block 7; Lot 2, Gardens Complex Addition; Lots 1-2 Witherbee Gardens 3rd Addition; Lots 1-3 Peterson's Replat; Lots 1-10, Peterson Place; Lots 14-20, 22-27, 29, 31-33, 36-49, 52-65, 68-81, 84, 87-95, 98, 101, 102, 104-115, 118-125, Witherbee Gardens; Lot 22 Irregular Tract (except for the southern 120 feet of the eastern 400 feet); Lots 1-17, Block 1; Lots 1-20, Block 2, Idalane Re-Sub.; Lots 1-11 Shelledy Heights; and Lots 77-79, 84, 87-88, 128-131, 220, 248 and 249 Irregular Tract; and vacated 43rd Street between Witherbee Blvd. and J Street; in Northwest quarter of Section 29-10-7, Lancaster County, Nebraska.

EXISTING ZONING: R-4 Residential, O-2 Suburban Office and B-1 Local Business

EXISTING LAND USE: Single-, two-, and multiple-family dwellings, with other uses such as Tabitha Health Care facility, Calvary Cemetery, Redeemer Lutheran Church, St. Teresa's Church and Elementary School and Cristo Rey Church.

SURROUNDING LAND USE AND ZONING:

South:	Single, Two-, and Multiple-family dwellings and a few commercial buildings	B-1, R-2 and R-4 (proposed for change to R-2)
North:	Single and two-family dwellings (Hartley) Wyuka Cemetery and apartments with businesses along O Street	B-1, O-2, H-2 and R-4
East:	Single/ Two-family dwellings, commercial Hawthorne Elementary School	R-2 Residential, B-3 Commercial and P Public
West:	Single, and Two-family dwellings and Woods Park	R-4 Residential and P Public

HISTORY:

Prior to the 1979 this area was zoned B Two-Family Dwelling, F Restricted Commercial and G

Local Business. As a result of the 1979 Zoning update, the zoning changed to R-4 Residential, O-2 Suburban Office, and B-1 Local Business, which substantially reflected the previous zoning.

HISTORY OF OTHER RESIDENTIAL DOWNZONING:

- Aug 2006 Change of Zone #06040 from R-4 to R-2 with small areas from R-5 and R-6, and B-1 to R-2 and one area from B-1 to R-4 by the 40th & A Neighborhood Association is scheduled for public hearing before the City Council on September 25th, 2006. Density was 6.2 units per acre.
- Apr 2005 Change of Zone #05021 from B-3 Commercial and R-4, R-5, and R-6 Residential to R-5, R-4, and R-2 Residential was approved for an area within the University Place Neighborhood. Density was 10.7 units/acre.
- Apr 2005 Change of Zone #05014 from R-4, R-5, R-6, and R-7 Residential to R-2 Residential was approved for an area within the Near South Neighborhood. Density was 7.6 units/acre.
- May 2004 Change of Zone #04026 from R-4 to R-2 was approved for an area within the Irvingdale/Country Club Neighborhood. Density was 4.9 units/acre.
- Jan 2004 Change of Zone #3424 from R-4, R-5, and R-6 Residential to R-2 Residential was approved for an area within the Everett Neighborhood. Density was 4.1 units/acre.
- Sept 2003 Change of Zone #3416 from R-4 Residential to R-2 Residential was approved for an area within the Witherbee Neighborhood. The Planning Department suggested the issue of downzoning areas within established neighborhoods should be further studied. Density was 3.8 units/acre.
- Aug 2003 Change of Zone #3412 from R-4 Residential to R-2 Residential was approved for an area within the Antelope Park Neighborhood. Density was 5.2 units/acre.
- Apr 2003 Change of Zone #3397 from R-4 Residential to R-2 residential was approved within the existing Franklin Heights Neighborhood Landmark District.
- Oct 2002 Change of Zone #3378 from R-5 and R-6 Residential to R-2 Residential was approved within the existing Mount Emerald Neighborhood Landmark District. The Planning Department referred to new language in the recently adopted Comprehensive Plan on preserving the character of the existing neighborhoods.
- Feb 2002 Change of Zone #3354 from R-4 Residential to R-2 Residential was approved for an area within the Antelope Park Neighborhood.

Jun 1995 Change of Zone #2890 from R-4 Residential to R-2 Residential was approved for a small area of the Near South Neighborhood located at 27th and Washington Streets.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows the requested area primarily as Urban Residential, with Commercial designations along O Street generally where commercial uses are currently located. (F 25)

COMP PLAN SPECIFICATIONS IN SUPPORT OF THIS CHANGE OF ZONE:

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods. (F 17)

The ***Overall Guiding Principles*** for future residential planning include:

One of Lincoln's most valuable community assets is the supply of good, safe, and decent single family homes that are available at very affordable costs when compared to many other communities across the country. Preservation of these homes for use by future generations will protect residential neighborhoods and allow for many households to attain the dream of home ownership. (F 65)

The ***Guiding Principles for Existing Neighborhoods*** include:

Preserve, protect, and promote city and county historic resources. Preserve, protect and promote the character and unique features of rural and urban neighborhoods, including their historical and architectural elements. (F 68)

Preserve the mix of housing types in older neighborhoods. (F 68)

Promote the continued use of single-family dwellings and all types of buildings, to preserve the character of neighborhoods and to preserve portions of our past. (F 68)

Strategies for New & Existing Residential Areas

Single family homes, in particular, add opportunities for owner-occupants in older neighborhoods and should be preserved. The rich stock of existing, smaller homes found throughout established areas, provide an essential opportunity for many first-time home buyers. (F 72)

OTHER RELEVANT COMP PLAN SPECIFICATIONS:

The ***Guiding Principles for the Urban Environment: Overall Form*** include:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. (F 17)

Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community. (F 65)

Strategies for New Residential Areas

Structure incentives to encourage more efficient residential and commercial development to make greater utilization of the community's infrastructure. (F 72)

One ***Quality of Life Asset*** from the ***Guiding Principles from the Comprehensive Plan Vision*** states:

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. (F 15)

The ***Guiding Principles for the Urban Environment: Residential Neighborhoods*** include:

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F 18)

Develop and promote building codes and regulations with incentives for the rehabilitation of existing buildings in order to make it easier to restore and reuse older buildings. Encourage reconversion of single family structures to less intensive (single family use) and/or more productive uses. (F 73)

ANALYSIS:

1. This is a request by the Witherbee Neighborhood Association to change the zoning for:
 - a. approximately 48 blocks from R-4 Residential to R-2 Residential which are mostly in single family and duplex use with over 1,060 dwelling units
 - b. part of one lot from O-2 Suburban Office to R-2 Residential from about 38th to 40th Street on the south side of O Street which is currently part of the Calvary Cemetery
 - c. part of one lot from B-1 Local Business to R-2 Residential which is part of the Tabitha health care complex on the northwest corner of 48th and Randolph Street
2. This request is made as part of the associations work “to preserve and enhance the best elements of the area for the benefit of residents here as well as for those throughout Lincoln.” (See application letter)
3. The Witherbee Neighborhood Association has conducted an informational meeting prior to the Planning Commission public hearing in order to inform residents. Planning staff attended this meeting on July 22nd – nearly two months prior to the Planning Commission public hearing. All property owners were mailed a notice of the informational meeting at the beginning of July by the neighborhood. On August 11th notice letters of the Planning Commission hearing were sent to over 1,000 property owners by the City – over 4 weeks prior to the September 13th public hearing.
4. A review process for change of zone proposals is not defined within the Zoning Ordinance. However, Neb. Rev. Stat. §15-902 provides a list of considerations that has traditionally been utilized for such reviews.
 - a. **Safety from fire, flood and other dangers.** – No apparent impact
 - b. **Promotion of the public health, safety, and general welfare.** – This proposal appears to coincide with some policies and guidelines enumerated in the Comprehensive Plan, while other policies and guidelines are neutral or mixed on this proposal.
 - c. **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development.** – The housing within this proposed change of zone is predominantly a mixture of single- and two-family dwellings, with several properties used for multiple-family dwellings or churches. There are 737 single-family, 136 two-family (272 units) and 13 multiple-family (53 units) buildings.

The multi-family dwellings are dispersed throughout the proposed boundaries, but are particularly focused along 47th Street, south of M which has six four-plex buildings, in addition to 14 two-family buildings. Outside of this area, most blocks

have more single-family than two-family dwellings, with several blocks having only single-family uses.

- d. **Conservation of property values.** – It is difficult to determine the effect a change of zoning will have on property values. On one hand, property values could diminish if houses could no longer be converted into duplexes due to the increased lot area requirements, or redeveloped for apartments. On the other hand, this may have the effect of encouraging home ownership, which could stabilize or increase property values. Higher density residential zoning can create uncertainties that tend to drive owner-occupants from a neighborhood and promote conversion of single-family houses and lots to multiple-family use. However, downzonings prevents new multiple-family development on most of the lots.
 - e. **Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.** – The Comprehensive Plan encourages efficient use of existing infrastructure and diversity of housing choices. At the same time, the Plan identifies Lincoln’s commitment to its neighborhoods, as well as an encouragement to preserve existing single-family homes for single-family uses. These concurrent goals often pose as competing arguments in neighborhood downzone requests.
- 5. The uses allowed by right in the R-2 and R-4 districts are identical. Neither district allows multiple-family by right. The R-2 district conditional uses require a greater separation between group homes, and allow a less densely occupied domestic shelter than the other districts. Special permitted uses are nearly identical as well.
 - 6. All new construction of principal buildings in residential districts within the 1950 city limits are required to meet the City of Lincoln Neighborhood Design Standards. These standards are designed to recognize that certain areas of Lincoln “retain much of the traditional physical character of their original lower density development,” even though they may have experienced recent higher density development. These standards apply to this neighborhood.

7. There are a few differences between the R-2 and R-4 district regulations. The table below shows the requirements for residential uses in each district.

	R-2	R-4
Lot area , single family	6,000 sq. ft.	5,000 sq. ft.
Lot area, two family	5,000 sq. ft. / family	2,500 sq. ft. / family
Lot area, townhouse	N/A	N/A
Lot area, multiple-family	N/A	N/A
Avg. lot width , single family	50 feet	50 feet
Avg. lot width, two family	40 feet / family	25 feet / family
Avg. lot width, townhouse	N/A	N/A
Avg. lot width, multiple-family	N/A	N/A
Front yard , single-family	25 feet	25 feet
Front yard, two family	25 feet	25 feet
Front yard, townhouse	N/A	N/A
Front yard, multiple-family	N/A	N/A
Side yard , single family	5 feet	5 feet
Side yard, two family	10 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, townhouse	N/A	N/A
Side yard, multiple-family	N/A	N/A
Rear yard	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth

Nonstandard Uses

8. LMC §27.61.040 outlines the nonconforming use regulations. In general, a nonconforming use may be continued, but not expanded or enlarged. If the use is damaged beyond 60% of

its value, or if the use is discontinued for two years or more, any rebuilding or new use of the property must conform to the setback and height regulations. There are 30 properties that are now nonconforming due to lot size with lots less than 5,000 square feet. There are approximately 100 lots in duplex use out of the over 1,000 parcels that would have less than the required 10,000 square feet of lot area for a duplex under R-2.

9. Approximately 81% of the lots in single family use conform to the 6,000 sq. ft. lot area requirement of the R-2 zoning. For the 121 lots in single family use with less than 6,000 sq. ft., these can continue as single family use.
10. LMC §27.03.460 defines nonstandard lots as those that fail to meet the minimum lot requirements for the district, such as lot area, lot width, density, setbacks, height, unobstructed open space, or parking.
11. LMC §27.61.090 provides that nonstandard uses, whether existent prior to the ordinance or due to changes in the zoning, may be enlarged, extended, or reconstructed as required by law for safety, or “if such changes comply with the minimum requirements as to front yard, side yard, rear yard, height, and unobstructed open space...”
12. The R-2 district regulations provide that “multiple family dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61 [nonconforming and nonstandard uses].” This rule allows multiple-family dwellings built prior to May 8, 1979 to be reconstructed, altered, and restored after damage by treating such uses as nonstandard rather than nonconforming.
13. Proposed Change of Zone #06048 would amend this stipulation to provide that multi-family built after 1979 could also be reconstructed or altered. This amendment is also scheduled for Planning Commission hearing on September 13th.
14. Therefore, any use that becomes nonstandard may be rebuilt by right, even though the lot is too small, if it will meet the setback requirements of the R-2 district. This may result in a slightly different building footprint, but there is no need under the current zoning ordinance for a variance or special permit if these requirements are met.
15. There are a couple of special permits available for nonstandard uses as well. One permit allows a nonstandard single- or two-family structure to extend into a required yard up to the extent to which a portion of it already does. Another special permit allows nonstandard, and even nonconforming, uses to be rebuilt to the setbacks existing at the time the use was destroyed. Neither of these special permits can be used to allow a standard use to occupy a required yard setback.
16. Proposed Change of Zone #06048 would also clarify that lots that do not meet the lot area and width requirement could be used for a single family use without being considered as nonstandard. The same amendment would clarify that existing duplexes with less lot area and width would also not be nonstandard.
17. This area as a whole appears to be fully built. There appears to be no more than 2 or 3 vacant lots available. There are a few lots with very small homes on them, that could also be removed to duplex use. Therefore, the primary opportunity for additional two-family residences appears to be converting existing single-family dwellings.

18. The multi-family uses would be classified as non-standard and if they were destroyed, they could be rebuilt by right if they could meet the new required setbacks of 25 foot front yard and 10 foot side yard. They would also have the option to apply for a special permit to request the previous setbacks.
19. This neighborhood contains a mix of single-, two-, and multiple-family residences. The combined density for the blocks under consideration is 4.1 units per acre, which compares to densities of 3.8 to 10.7 units per acre in other neighborhoods where R-2 downzoning was approved under the current 2025 Comprehensive Plan.
20. Overall, the density in the older areas of Lincoln is 8.1 dwelling units per residential acre, which is about over a 50% increase compared to the 5.3 units per acre in newer areas.

	Older Neighborhoods	Newer Neighborhoods
Occupied Residential Acres	6,379	9,091
Total Dwelling Units	51,623	48,306
Dwelling Units Per Residential Acre *	8.1*	5.3*
Multi-Family Units D. U.	17,812	11,810
Multi-Family Units Per Residential Acre	28.2	20.3
Single Family Detached D. U.	28,880	30,235
Duplex D. U.	4,584	1,444
Single Family Attached D. U.	347	4,817

Notes: *Residential acres don't include right-of-way, so this number is not strictly comparable to the density stated in downzoning reports which includes right-of-way.

The city limits as of January 1, 1950 was used for the definition between "old" and "new" areas and the outer boundary of the "new" area was city limits as of August 31, 2006. Dwelling unit and occupied acres count is as of January 1, 2006.

21. Currently, there are also about 6,000 more apartment units in older neighborhoods at this time. The Comprehensive Plan encourages apartments in older neighborhoods and also in newer neighborhoods so that there are housing choices near new shopping, employment, education and recreational areas.
22. This particular application area is not as dense, but it is adjacent to apartments to the north across O Street, and greater density to the south. Overall, the density is very similar to other new neighborhoods where the single family areas have about 3 dwelling units per residential acre. The overall density in newer suburban areas, when including apartments and townhomes, is about 4 dwelling units per residential acre.

Predictability in Zoning

23. Zoning should provide a degree of certainty. The R-2 zoning provides future single home owners greater certainty as to the use of adjacent properties. Most new neighborhoods are zoned R-3, which is very similar to R-2 and provides more predictability for home owners.

	Zoning	Lots for Potential Single Family Use	Percent That Also Meet Lot Area for Duplex
Big Thompson Creek S. 56 th & Yankee Hill Road (thru 3 rd Addition)	R-3	335	20%
North Hills N. 14 th & Fletcher Ave. (thru 3 rd Add.)	R-3	291	24%
Old Mill Village S. W. 12 th & West South (thru 2 nd Add.)	R-3	132	11%
Prairie Village N. 84 th & Adams (thru 2 nd Add.)	R-3 CUP	107	4%
Stone Bridge Creek N. 14 th & Alvo Road (thru 3 rd Add.)	R-3 CUP	325	10%
Timber Valley S. W. 30 th & West A St.	R-3	107	2%
Witherbee Before CZ #06045	R-4	867	96%
Witherbee After CZ #06045	R-2	867	10% **

Note: R-2 and R-3 requires 10,000 square feet of lot area for a duplex (two-family) use. R-4 zoning requires 5,000 square feet.

** Approximately 70 lots in single family use and 20 lots currently in duplex use would have a lot area over 10,000 square feet. This 10% only counts the lots larger than 10,000 sq. ft. – there are an additional 110 lots in duplex use on lots less than 10,000 square feet.

24. Even in the neighborhoods where 20% of the lots would meet the lot size for a duplex, neighborhood covenants may prohibit duplex uses. Even if there were not protective covenants prohibiting a duplex use, once the neighborhood is built out, it is less likely any of the single family homes would be converted to a duplex.
25. For those neighborhoods in a Community Unit Plan (CUP), in addition to covenants, the CUP site plan often describes which lots are allowed for single family and which are two-family use.

Analysis of Individual Changes of Zones:

26. O-2 to R-2 the northern 140 of Calvary Cemetery property is zoned O-2 Suburban Office. This zoning pattern was established decades ago without regard to the cemetery use of the property. Cemeteries are not an allowed use in the O-2 district, so this portion is a

nonconforming use. Cemeteries are allowed by special permit in the R-2 Residential zoning. If the northern end were zoned R-2, this would allow the cemetery to use Section 27.69.330 permitted signs for cemeteries, which permits more signs than the signs allowed for 27.69.150 Signs for Nonconforming Uses.

27. Staff contacted Father Hintz, the administrator for Calvary Cemetery and reviewed the implications of the change on setbacks, signs and use of the property. Father Hintz stated they would be in favor of the change due to the improved signage for the cemetery. The sign standards for cemeteries limit ground signs to eight feet in height and 50 square feet in size along an arterial and prohibit pole signs.
28. B-1 Local Business to R-2 Residential includes a small portion of the existing Tabitha health care facility between 46th and 48th, J to Randolph Street. Tabitha was first permitted to expand their facilities by Special Permit #384 approved in July 1969. Health care facilities are allowed by special permit in both the B-1 and R-2 district. Staff has discussed this application with Joe Hakenkamp with Tabitha and it appeared this would not cause them any problems or reason to oppose the application.

Prepared by:

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Planning Department, (402) 441-6374

Date: August 31, 2006

**Applicant
and
Contact:** Witherbee Neighborhood Association
Mike Fitzgerald
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Lincoln, NE 68510
402- 486- 4073

CHANGE OF ZONE NO. 06045

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 13, 2006

Members present: Strand, Cornelius, Sunderman, Taylor, Larson, Krieser, Carroll, Esseks and Carlson.

Ex Parte Communications: None.

Staff presentation: Stephen Henrichsen of the Planning staff submitted three items of additional information, including two e-mail messages in support and a staff memorandum setting forth the trend of single, two-family and multi-family dwelling units in the Witherbee Neighborhood since 1970, the main difference being that there were 33 less single-family dwelling units between 2006 and 1970. There are 66 more two-family dwelling units, which would mean 33 more buildings that may have been conversions or new construction, and an increase of 24 multi-family units during that period. The overall change has been an increase of 57 dwelling units during that time period.

Henrichsen reviewed the change of zone request, there being three parts. The largest is the 48 blocks from R-4 to R-2. Most of the area is already single family or duplex use. There are two other small portions included from O-2 to R-2 and he believes the owners are in support. There is a thin sliver of B-1 being changed to R-2 on the Tabitha Health Care Complex at 48th & Randolph, the remainder of the complex already residentially zoned, and they are in support.

Henrichsen suggested that the Witherbee Neighborhood Association has attempted to work to comply with the Planning Commission direction given on downzoning requests. Staff did attend a neighborhood meeting on July 22nd; notice had been sent to all the property owners by the neighborhood; the staff also sent a notice dated August 11th to all property owners, which was four weeks prior to this public hearing.

Henrichsen took the position that in the eleven previous downzoning requests approved, this application seems consistent. The neighborhood has submitted approximately 360 signatures in support of this application. His research finds that in general, these older neighborhoods have much higher density than we find in newer areas, with quite a significant amount of multi-family and duplex development within the older neighborhoods. The staff is recommending approval because this application attempts to provide a greater degree of predictability in terms of what happens to single family uses in the neighborhood. R-2 would certainly provide a very comparable degree of predictability.

Henrichsen went on to state that this application is consistent with a lot of the goals of the Comprehensive Plan, particularly preserving affordable housing and preserving single family uses which are very typical for a lot of first time home buyers in our community.

Esseks inquired whether there is any data on how many of the duplexes that were built new since 1970 have been built recently. Henrichsen did not have any such data. The staff

attempted to go back in terms of time but did not put it together for the last five years. Perhaps the neighborhood association could provide better information.

Proponents

1. Mike Fitzgerald, 3794 H Street, appeared on behalf of the Witherbee Neighborhood Association. The reason the association has made this request is because they want to help the city achieve the goals of the Comprehensive Plan to preserve the best of what Lincoln has – its neighborhoods. This area is in the very center of Lincoln, and this particular request is the western two-thirds of the area. The Witherbee Neighborhood Association is seeking to give those property owners and families the same protection as those people in the eastern area.

Mr. Fitzgerald pointed out that the Comprehensive Plan calls for preserving the character of the neighborhoods, and that is what this is all about. The Association believes the neighborhood is vulnerable under the current R-4 zoning, specifically because of the age of the homes – “many are in condition where we think that it is a fork in the road.” At this age, many of the homes either continue to be maintained or they slide into a downward spiral. We think that this is a proactive approach to keep that downward spiral from happening. We are trying to avoid the mistakes that have been made in the Near South neighborhood when properties became marginal and then it became very attractive to conversions and changing the neighborhood forever.

Fitzgerald agreed with the summary of the staff report. If you read no further than the first page, it captures the heart of what this application is trying to do. Fitzgerald then referred to page 7 of the staff report where it talks about a potential conflict of argument in the Comprehensive Plan. Different parts of the Plan call for efficient use of infrastructure on one hand, and preserving existing single family homes on the other hand. Fitzgerald agrees that that can be a conflict but he does not believe that it is in this case. He illustrated the mix of housing in the neighborhood. This neighborhood has changed over the past 30 years and is built to almost capacity. Most of the vacant lots are gone. What exists today is a nice mix of single family/duplexes and a few multi-plexes. It is a great place to stop, and the R-2 can help avoid a downward spiral where those smaller marginal houses become attractive for something that would change that part of the neighborhood forever.

Fitzgerald also pointed out that there is overwhelming support in the neighborhood for this request. It is in line with all of the other requests that have been made for the very same reasons.

Esseks asked for the percentage of the total dwelling units which are currently rentals. Fitzgerald did not know, but he suspects it is about 25% rentals.

2. Fred Freytag, 530 S. 38th Street, testified in support as president of the Witherbee Neighborhood Association. He displayed photographs showing the character of the neighborhood which they are seeking to preserve. “We are here to be proactive, not reactive.” We do not normally think about investors being the homeowner, but we need to take a good look and indeed call the homeowners the investors. A homeowner will invest more because of the quality of life that they wish to have as opposed to the dollar they get in return. This neighborhood has lawns, front yards, and back yards where families can play. When you take that away with slip-ins, more and more of the lot is taken up. It really changes the character of the neighborhood. Higher densities usually bring higher crime. The infrastructure may not support all of the cars coming and going or parked on the street creating problems for snow removal. There are some areas where there are larger lots. And people like those and purchase them. There are some areas with small

lots and starter homes. The neighborhood is not against duplexes, but then sometimes when places fall into disrepair we end up with something without front doors and porches with insufficient parking. R-2 will give more protection to the people that come to invest in their own home, and this investment should be guaranteed for the long term. "We want to keep what we have."

Strand inquired about the photograph of the dwelling at 41st and N Street. Freytag explained that the lot was big enough so they added on. The house is connected to the big structure. The neighbors have complained about the traffic going down the alley. It is just a duplex and the house is part of the duplex. The garages are in the back. Freytag clarified that the neighborhood association is not against a duplex, but it would be nice if it fits with what is already there.

3. Richard Bagby, 389 S. 47th Street, testified in support. His property is located in the most densely populated portion of the neighborhood, with 14 duplexes and six multi-family buildings. A few of the multi-families are part of this rezoning. This application does not attempt to prohibit any current uses but to preserve the character of what already exists. The mixed use character is what this application is attempting to preserve, and the R-2 zoning better fits the existing character. The neighborhood association wants to prevent the current character from changing.

Bagby then reviewed the timeline which started with a neighborhood newsletter a year ago in September. Every edition of the quarterly newsletter has publicized this application, which is hand delivered to every address in the neighborhood association. The owners would have received their first notice in July, which the neighborhood association sent out inviting all property owners to that meeting, which was a two-week advance notice. The association solicited financial support for the mailings, and although a vast portion came from property owners, they also received financial donations from in-town and out-of-town landlords in support of this effort. Bagby submitted an additional 38 signatures in support, including 22 property owners and 16 tenants. The most current data available (which was developed from the property owners contacted in this effort), represents 2/3 owner-occupied and 1/3 rental.

Bagby believes that approximately 20 people attended the neighborhood meeting in July. There was one attendee who was initially opposed, but Bagby understands that the objections have since been resolved by the efforts of the staff as a result of the downzone committee recommendations.

Esseks inquired as to the arguments in favor expressed by the people in support. Bagby recalled that the arguments in support were preservation of the existing character of the neighborhood. He personally bought in the neighborhood five years ago in the most densely populated portion of the neighborhood. To his immediate south at 47th & L, is single family owner-occupied and rental single-family and duplexes. That is the quiet end of the street. To the north of his property are 14 duplexes and six multi-family apartment buildings – that's the trash end of the street – furniture on the curb, lawns not mowed. From his own personal viewpoint, this is not so much preservation of his corner, but preservation of the rest of the neighborhood.

Esseks inquired where the occupants of the duplexes park. Bagby noted that the duplexes are near his house. They all have plentiful off-street parking and there are still cars constantly parked in the street. He does not know if they are visitors or residents, but a good share of the license plates are out-of-state.

Strand inquired whether most of the garages in this area are single stall. Bagby observed that quite a few of the homes in this neighborhood do not have garages. Strand assumed, then, that most of them have a single stall off the street or off-street parking.

4. Tracy Lines, 1001 S. 37th Street, testified in support on behalf of the **40th and A Neighborhood Association Board**. She believes it is appropriate for the association to preserve and protect. The 40th and A Neighborhood Association offers support to the Witherbee Neighborhood Association because the two associations share a common boundary, Randolph between 33rd and 48th. The 40th and A Neighborhood Association believes that if the Witherbee neighborhood is adversely affected, it will create negative consequences for 40th & A as well. We do not want our neighborhoods to be known for low-end housing. Lines reminded the Commission that with the text amendment recommended for approval today, the only individuals that downzoning negatively affects are those planning to change the use of the land and have not yet done so. Those are primarily individuals from which we want to protect our neighborhood. Her association feels strongly that homeowners, especially first time home buyers, look to these areas to purchase homes, not income-producing investments.

Ten to twelve people stood in the audience in support. She believes that it is the responsibility of the Planning Commission to be stewards of the Comprehensive Plan. There was no testimony in opposition.

Strand inquired whether the duplex that was shown in the photographs could be built in R-2 zoning as well. Henrichsen believes that the lot is large enough for that to be true. This change does not preclude any of that from continuing to happen.

Strand inquired as to the biggest difference for recommending R-2 versus R-4. What is the biggest gain? Henrichsen suggested it to be “a certain degree of predictability.” R-4 does not present a lot of predictability. 96% of the lots under R-4 could be converted to a duplex use. Predictability is one of the main issues in terms of R-2 zoning – in large areas of single family, we try to protect that affordable housing.

Carroll suggested that if a neighborhood is built out (which this one is), there is less likelihood for conversion of single family to duplex or multiple dwellings. Why run away from the R-4 when history has taken care of the situation by itself? Henrichsen believes that there are still conversions. Over the longer term you would add about a duplex or so a year. In some circumstances, the neighbors have found that the duplexes are quite jarring in their appearance even though they meet the design standards. Our neighborhood design standards are the basics – windows and doors facing the street, certain pitch of roof, porches, parking in the back, etc. The fact that you add a very large structure on the back of a very small structure is not prohibited.

Carroll noted that the density is 4.1, which is less than new subdivisions on the edge. Henrichsen suggested that in terms of this particular situation, the density is about typical for what you see in newer single family areas. It is also in the range of the previous downzonings that have been approved. Carroll pondered then at what point do we say the density is okay? How far do you go down the scale? If it is less dense than new subdivisions on the edge, aren't you creating a problem with lowering the density in the inner city? Henrichsen does not believe so. We are looking at the overall area. It is not so much about density in the smaller area, but this is more about predictability and preserving the affordable housing. Overall in terms of the older neighborhoods, you have a much greater density than in other newer areas of the city.

Because there are portions that are not being downzoned, Carlson inquired whether that makes the overall density higher. Henrichsen pointed out that a lot of the greater density is on the other side of O Street.

Esseks suggested making it harder to convert from single family to duplex by requiring a sizable minimum square footage requirement per unit in a duplex. Henrichsen stated that none of our zoning categories have included a minimum size dwelling unit. He does not believe that has been the case here in terms of the concern that the units are too small, but more a concern for some of the 3-4 bedroom units with 5-6 people in terms of the number of cars. Esseks believes the housing code has some rather liberal requirements regarding the square footage, i.e. 120 in the main room and 50 per person in the bedrooms. His concern is that it is relatively easy to create a duplex in our community without these minimum square footage requirements. Henrichsen suggested that the square footage requirement opens up a whole different can of worms in terms of impacting the ability to have a studio apartment, etc. Our building code is a more universal code. Esseks stated that he is just trying to point out that it is relatively easy to create new duplexes. He believes these folks are right to protect themselves by going to the R-2 with 10,000 sq. ft. minimum.

With regard to percentage of owner-occupied versus rental, Henrichsen stated that one of the neighbors pointed out that the owner address matched the address of the unit on 66%. Throwing in the fact that a lot would be one address with one, two, or three units, he would guess that 40% of the entire neighborhood might be rental.

Response by the applicant

Fitzgerald suggested that pulling out the cemetery would make the density 4.5. Density for him is half of the equation – equally important is the character and kind of construction that we have. Fitzgerald re-emphasized the support for this request. The 400 people who have signed in support would fill this Chamber three times over. Those collecting signatures ran into virtually no opposition. The opposition he encountered was from possibly two people who do not sign petitions for anything. The support is neighborhood-wide and that is worthy of a vote in support.

ACTION BY PLANNING COMMISSION:

September 13, 2006

Taylor moved approval, seconded by Esseks.

Taylor believes it is very clear that we have a community of people really interested in maintaining a decent lifestyle. To revitalize this community by being proactive is a very positive step in the right direction. The staff is in agreement in terms of what we want to achieve in the Comprehensive Plan, i.e. to take ownership of neighborhoods. There is a certain amount of density that is needed, but we do not want negative density in the community. Many neighborhoods are protected by covenants. These people have no other means of controlling the incline or decline of the neighborhood, so they are using petitions. Yes, there is a argument about density in the city and the outer edge. He thinks it is a good idea for apartments to be built on the outer fringes. The quality of living, even in the new apartment complexes, is far better in the outer edges as opposed to turning the homes into duplexes and duplexes into rental units. He believes this is a very positive approach and he salutes the neighborhood for taking responsibility to help our community be a better place to live.

Esseks suggested that the Comprehensive Plan is ambivalent. It tells us to promote single family ownership, but it also tells us to promote a diversity of housing choices. So we have to weigh the two objectives given this particular petition. It looks as though the community really wants the downzoning. There is no one here in opposition. The other objective that the Comprehensive Plan requires us to examine is promoting diversity of housing choices. The only choice here is between single family and duplex. Should the broader community need for more duplexes carry more weight than the neighborhood's desired protection against lots being converted to duplex use? We have

not shown evidence that there is a strong need for more duplexes in this community. He is not sure we have a crisis of housing. Given the lack of evidence that we really need this community to provide more duplexes, he thinks we should support this request for protection against duplexes. The quality of life and viability of their neighborhood would be jeopardized by more duplexes.

Carroll expressed appreciation to the neighborhood association because they took the time to follow the recommendations of the downzone committee. The Planning Commission must be advocates for the City and look at the whole picture. It goes back to the Comprehensive Plan saying we must make efficient use of infrastructure in the City. All the neighborhood associations are getting together and downzoning, so at what point do we stop? We can't downzone all of the city. Where are people going to rent duplexes? Neighborhoods are saying we don't want you in our neighborhood if you rent, and he thinks that is wrong. There needs to be diversity in the neighborhoods. We need to make best use of schools and the mass transit in the city. This is a very, very low density at 4.1. He believes that this is the wrong precedent to set. There is just not a threat to the neighborhood as far as multi-family units moving in. History shows it.

Strand agreed. She does not think R-4 to R-2 gets you anything. The same duplex can be built in R-2. It does not stop that in any neighborhood. This is a beautiful neighborhood and we do need to preserve that, but we need to preserve duplexes as well. Affordable housing is going to

be an issue all over this country. We have got to keep houses affordable. We need to keep schools like Randolph full of students. She believes that R-4 is good zoning. It needs to stay in place.

Carlson stated that he will support the application. He disagrees with Strand and Carroll. These neighborhoods are the community's supply of affordable housing. We have a duty to protect the existing affordable housing. The type of action they are trying to create here is to protect those affordable houses. If our interest is in protecting affordable housing, we need to be supporting these downzones. This neighborhood is 30-40% rental. There are rental housing opportunities in this neighborhood. We never ask about the density in newer areas to get the diversity of housing. He believes it is a question of fairness. We would not ask someone to do this out on the edge. In terms of density, 4.1 may be less than some others, but certainly higher than some of the new neighborhoods out on the edge.

Strand disagreed, suggesting that there is a mix of housing on the edge.

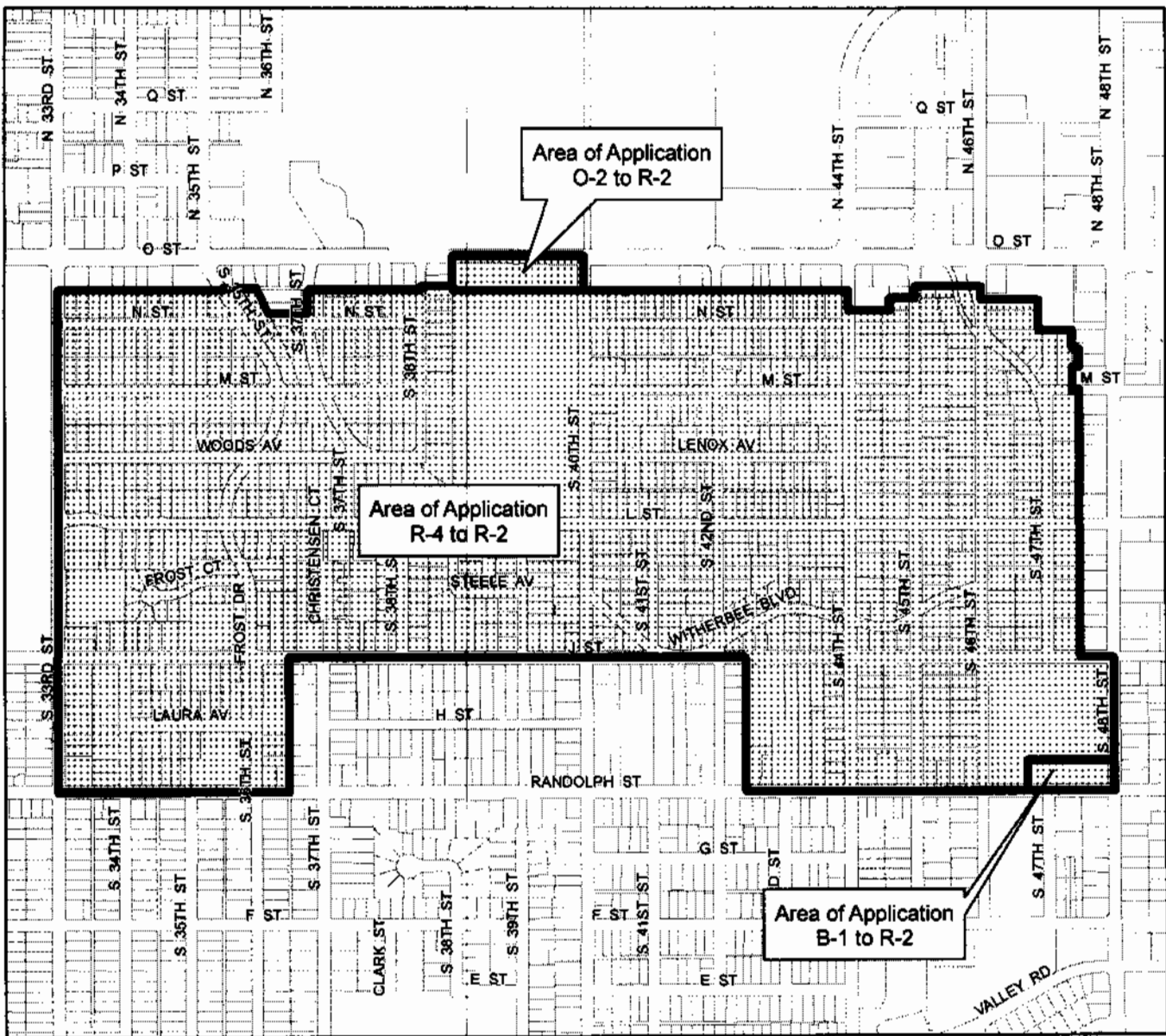
Esseks believes that these are houses that are affordable to new buyers. He believes that the neighborhoods we see (Witherbee and 40th and A) represent a special resource of great importance to our community – still viable, still attractive to the younger and middle-class. He thinks they will be lost if the trend goes toward rental housing and duplexes. He does not want to be a part of looking back on what could have been done to save an unusual housing resource. The houses on the periphery cost much more. We owe it to our community and the people in the future to protect these neighborhoods. The vulnerability to duplexes is a significant enough threat. He thinks the R-2 is a good idea.

Larson stated that this is a very tough question and there are good arguments on both sides. However, he does not believe the Planning Commission pays enough attention to how these downzonings force more expansion on the edge at a much lower density. The infrastructure needs out there are tremendous. These people need to recognize that by downzoning, their taxes will have to go up sometime to help pay for the infrastructure on the edge.

Taylor further commented that, "the sky is not falling, the sky is not falling". At what point would R-2 be acceptable? He just does not see any argument strong enough against it. We cannot ignore this kind of interest in the downzoning.

Larson pointed to Near South, 40th & A, and now Witherbee – it does seem to be a movement in that direction so it could be that it just keeps on going and we will have virtually all R-2 throughout the area. He will support the motion because he respects the work these people have done, even though there is already a great diversity of size of homes and mix of uses. He does not like the trend of continuing downzoning our neighborhoods.

Motion for approval carried 6-3: Cornelius, Sunderman, Taylor, Larson, Esseks and Carlson voting 'yes'; Strand, Krieser and Carroll voting 'no'. This is a recommendation to the City Council.



Change of Zone #06045 Witherbee Neighborhood Downzone

2005 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District



Zoning Jurisdiction Lines
City Limit Jurisdiction

Two Square Miles
Sec. 29 T10N R07E
Sec. 30 T10N R07E

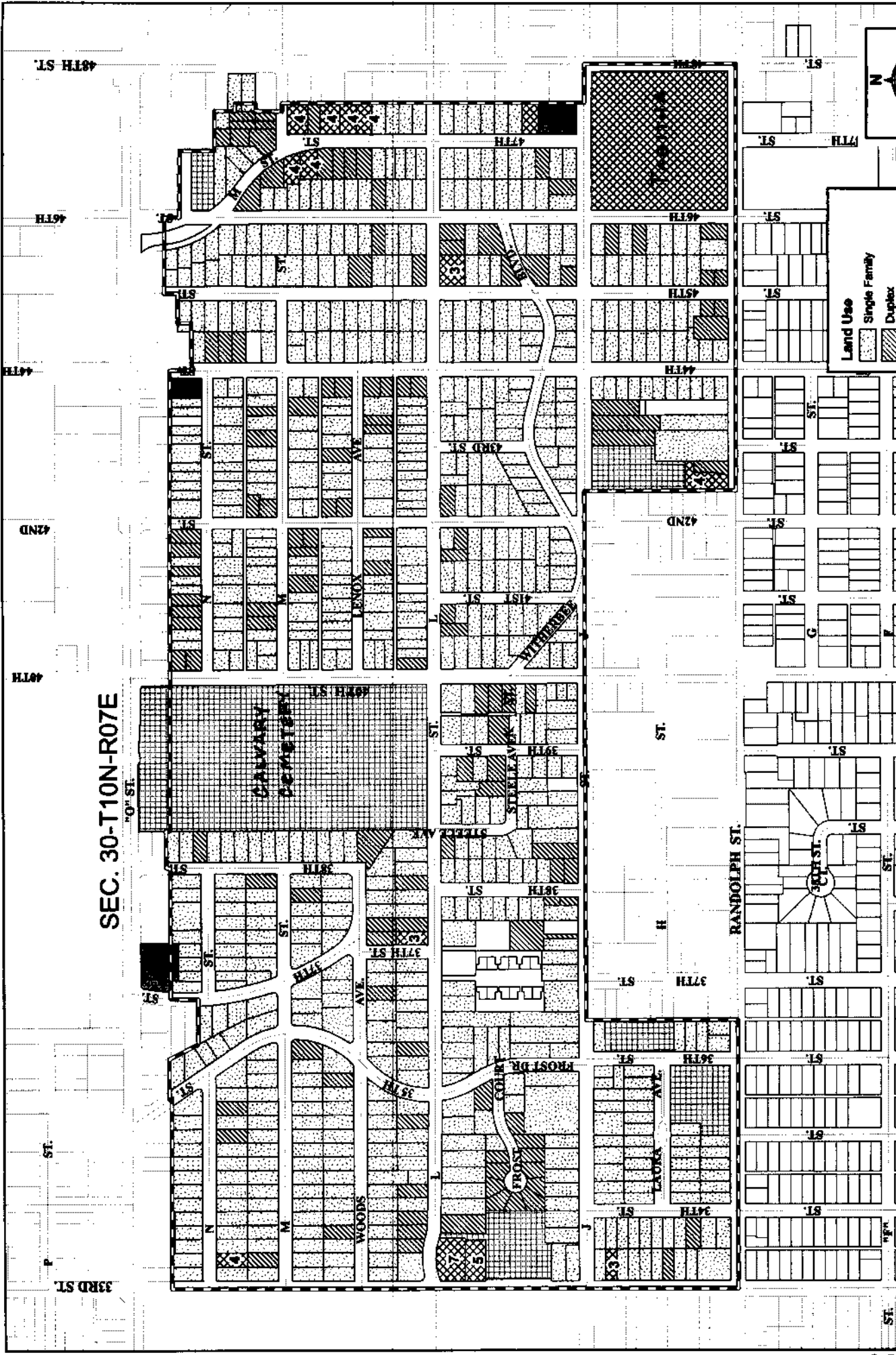
'O' St.

S 27th St



S 56th St

'A' St



SEC. 30-T10N-R07E

EXISTING LAND USE

Proposed Change of Zone at 40th and 'O' Streets

WITHERBEE NEIGHBORHOOD ASSOCIATION

July 7, 2006

City of Lincoln
Planning Commission
555 S. 10th Street
Lincoln, NE 68508

Dear Commission Members:

The purpose of this letter is to accompany and clarify the Petition to Amend the Zoning Ordinance submitted by the Witherbee Neighborhood Association.

Witherbee Neighborhood Association boundaries are 33rd St. to 56th St., O St. to Randolph St. We are located in the heart of Lincoln and work to preserve and enhance the best elements of the area for the benefit of residents here as well as for those throughout Lincoln. Our area encompasses many architecturally distinct homes, mature trees, brick streets, a neighborhood city park and four schools that are within walking distance for many of the children.

The current R4 zoning in the Association's boundaries allows for high-density development that does not take into account the character of the neighborhood, the neighborhood infrastructure capacity (parking, water, sewer, traffic, storm water retention, etc.), the safety concerns of its families, and the quality of life that is enjoyed by the families residing here. Conversion of existing single family homes to multi-story duplexes in R4 zoned established neighborhoods such as Witherbee reduces the supply of good, safe, and decent single family homes that are available at very affordable costs and undermines property values and the family feel of the neighborhood. This contradicts the current City of Lincoln/Lancaster County Comprehensive Plan which states that city and county governmental policies should promote the preservation of affordable single family homes for current and future generations so as to protect residential neighborhoods and allow households to attain the dream of home ownership.

Homeowners and other residents within the Association's boundaries support the change to R2 zoning because they recognize it as a tool that will protect the character of the neighborhood, ensure the safety of residents, result in appropriate traffic, and promote home ownership in other nearby residential areas.

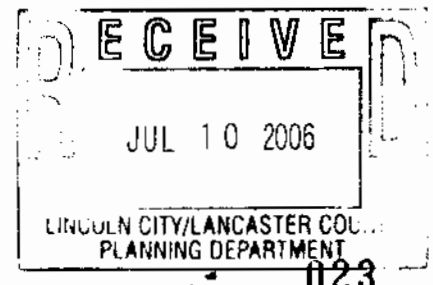
We believe that all of us, residents, developers and city leaders, have an obligation and an opportunity to work together and make our neighborhoods and city the best place to live, rather than settling for the lowest common denominator. The Witherbee Neighborhood Association takes guidance from the Lincoln-Lancaster County Comprehensive Plan that says single-family ownership is the foundation on which successful communities are built. It also states that neighborhoods are one of Lincoln's greatest strengths and their conservation is fundamental to the plan. Maintaining the look and feel of the architecture of the Witherbee neighborhood is essential to what is now the center of Lincoln and R2 zoning can help preserve it.

Petitions signed by residents and property owners within the proposed rezone area supporting the change from R4 to R2 are being collected by the Association and will be submitted as soon as possible. Should you have any questions or concerns regarding the Application or any of its attachments, feel free to contact me at your convenience.

Sincerely,



Fred Freytag, President
Witherbee Neighborhood Association



September 5, 2006

Planning Commission and City Council,

This letter will summarize the efforts the Witherbee Neighborhood Association has made during the past year to inform property owners and residents of its zoning improvement request (Change of Zone No. 06045).

From the beginning of the project the association has worked to inform and involve residents. This began in our Fall 2005 newsletter (September), in which the WNA president noted that seeking a zoning change would be a key project in 2006. Our newsletters are delivered to all residences as well as distributed in area businesses. In addition, meeting and activity notices are published in the Lincoln Journal Star's Neighborhood Extra publication. The Winter newsletter (January) highlighted the zoning topic again with a page 1 article, and included an invitation to the February WNA meeting to hear featured speakers Marvin Krout, Jon Carlson and Jonathan Cook discuss the zoning change. The outreach efforts continued in the Spring newsletter (April) with an article alerting residents to expect a letter from WNA which would provide further information about the zoning change effort.

WNA submitted its application on July 7 and on July 8 mailed a 4-page letter to all property owners outlining the project and inviting them to a public meeting July 22 at Our Saviour's Lutheran Church to learn more about the project and to have the opportunity to ask questions from Planning Department staff and WNA's City Council representatives.

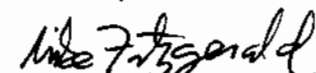
The Summer newsletter (July) provided another page 1 article in an effort to keep residents informed about the process.

The Planning Department sent an additional letter on August 10 to all property owners. In an additional effort to follow Planning Commission Down Zoning Committee guidelines, WNA requested its hearing be delayed until Sept. 13 so that the department letter to property owners could be mailed 30 days in advance rather than the traditional 10 days. WNA also requested that one of its representatives be listed in the letter to provide property owners another opportunity to reach the association with questions.

The WNA believes this schedule of outreach illustrates how WNA's efforts have been open and above board. Evidence of support for the request is demonstrated by the more than 350 petitions (separate attachment). Residents and property owners are overwhelmingly in support of the request. The response of those contacted has been nearly unanimous.

This effort of the neighborhood association is squarely in line with the Lincoln-Lancaster County Comprehensive Plan that says single-family ownership is the foundation on which successful communities are built. It also states that neighborhoods are one of Lincoln's greatest strengths and their conservation is fundamental to the plan. In addition, the Witherbee neighborhood includes many rental units throughout. This zoning change should be approved to help preserve a core area of Lincoln.

Sincerely,


Mike Fitzgerald,
WNA Past President

MEMORANDUM

TO: Planning Commission

FROM: Stephen Henrichsen

SUBJECT: Change of Zone #06045: Land Use Information for Witherbee Neighborhood – 1970 & 2006

DATE: September 12, 2006

CC: Marvin Krout
Mike Fitzgerald, Witherbee Neighborhood Association

Attached is dwelling unit information for the entire Witherbee Neighborhood including the area from 33rd to 48th Street, from Randolph to O Street. This boundary is larger than Change of Zone #06045, since it includes the other part of Witherbee that was zoned R-2 by Change of Zone #3416 in September 2003.

Over the past 26 years there has been a reduction of 35 single family dwelling units. There has been an increase of 66 duplex dwelling units, meaning an additional 33 duplex buildings due to either new construction or conversion of single family residences. There has also been an increase of 24 multi-family units. In 1970, single family units were 77% of the total units, which decreased to 71% in 2006.

Dwelling Units	1970	2006	Change
Single Family	924	891	-33
Two Family	228	294	+66
Multi-Family	45	69	+24
Total Dwelling Units	1,197	1,254	+57

Note: Includes all of traffic zones 56 and 62.

Q:\PC\CZ\06000\cz06045 Witherbee II PC Memo.wpd

July 14, 2006

Planning Commission and/or City Council:

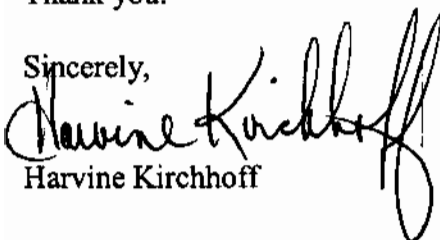
I own and occupy the property at 4035 "N" Street. Since purchasing the home in 1965, I have invested a considerable amount of money improving and updating my property. I am very proud of my home and have no desire to move.

I am very concerned about the replacement of existing single-family homes with out-of-character construction similar to the duplex constructed at 4125 "N" Street. This property was the most recent sale on my street and was purchased by a construction company. The owner of the property added on to the existing structure and built a very large box-like duplex, which is out of character for the neighborhood (picture enclosed). The zoning of R-4, which allows this duplex to be put on a smaller lot, requires that owners/developers build something that is not similar in character to the neighborhood. Properties that are not architectural similar to the neighborhood detracts from the value of the neighborhood. It affects the entire neighborhood and brings down the neighborhood.

My elderly neighbor to the west has a very large lot and if this type of property was built, it would further detract from my home. I am in favor of the zoning improvement and building code changes which would protect the architectural character of older neighborhoods and my investment.

Thank you.

Sincerely,


Harvine Kirchhoff





July 8, 2006

Planning Commission and
City Council,

We support the zoning change from R4 to R2 for residential properties in the Witherbee area. By doing so, we hope to protect the value of our home and others in this neighborhood.

Our property is directly south across the alley from the box-like apartment at 41st and N. We are unsure how many units are in this complex as it adjoins a single dwelling. Access

to the 4 garages on the south side of the structure is by way of the alley. I can assure you there is much traffic in this alley that extends from 40th to 42nd. It is my observation that the alley is used by many cars that have no contact with the residents in the aforementioned structure? Why was a building permit even issued for such a structure? Have any of you driven by it? Totally out of sync with the rest of our neighborhood!

Doris G. Wiens

W

Mr. & Mrs. Marvin Wiens
4114 M St
Lincoln, NE 68510-1736

030

Planning Department



"Renee Johnson"
<rjohnson5@neb.rr.com>
08/18/2006 05:39 AM

To <plan@lincoln.ne.gov>
cc
bcc

Subject Witherbee Neighborhood Downzone

I have many reasons why this area should be downzoned to R-2. A lot of them are for the same reason I fought the new tennis courts at Woods. Most simply put, you spend so much money to make downtown thrive but if you ruin the neighborhoods closest to downtown, those of us who are most likely to use it, then why would you not want these neighborhoods to thrive and stay alive.

Also, when you don't down zone this neighborhood people will be moving out of it and you will be putting money into it like you did the neighborhoods west of Woods.

I think it is best for the City of Lincoln to downzone this neighborhood to keep it vital and strong. Please listen to all these people have to say and vote to downsize.

Renee Johnson
532 South 33
474-7909



Chris Benson
<hoozlerdaddy_ne@yahoo.com>

09/12/2006 06:02 PM

To plan@lincoln.ne.gov

cc

bcc

Subject Witherbee Neighborhood Downzoning

To the Planning Commission:

I am writing to express my strong support for the Witherbee Neighborhood Association's request for the "downzoning" of the neighborhood. I was a homebuilder for approximately 20 years in Lincoln and have lived in two new houses on the edges of the city. For the last 15 years I have lived in older neighborhoods, the last 5 being in the Witherbee neighborhood. My preference is for the diverse architecture and mature trees of the older areas.

As with ALL neighborhoods in Lincoln, the eyesores and problem properties in this area are the rentals. "Slip-in" duplexes and other rental properties are invariably architecturally deficient, lack the pride of ownership of surrounding houses, and usually contribute to excess traffic and streets full of parked cars.

The simple fact is the more rental property there is in a neighborhood, the more the area deteriorates. A quick drive through the Near South neighborhood, or the Clinton neighborhood will confirm. There's no substitute for pride of ownership.

The Witherbee neighborhood is still for the most part a very desirable area, but there are some problem areas nearby. Please help us keep this neighborhood as an area people refer to as one of the nicer older neighborhoods in Lincoln.

Thank you for your time,
Chris Benson
3475 Woods Ave
402-540-0524

Do you Yahoo!?
Get on board. You're invited to try the new Yahoo! Mail.

SUPPORT

ITEM NO. 4.2: CHANGE OF ZONE NO. 06045
(p.105 - Public Hearing - 9/13/06)



"Rick Herrick"
<rherrick@oaconsulting.com>
>

09/12/2006 01:51 PM

To <plan@lincoln.ne.gov>
cc "Theresa2" <Wiagia@aol.com>
bcc

Subject Change of Zone #60045 Witherbee Neighborhood
Downzone

My name is Richard Herrick, and my wife's name is Theresa Herrick. We own and reside in the property located at 3320 M Street within the area of application for rezoning from R4 to R2. We have owned the property since 1993.

We want to express our support in favor of the proposed Change of Zone #06045. Please pass this letter of support onto the planning commission as we will not be able to attend the public hearing.

Thank you,

Rick

Richard D. Herrick, PE | Vice President | Olsson Associates | rherrick@oaconsulting.com | Cell
402.770.6855
1111 Lincoln Mall, Suite 111 | Lincoln, NE 68508 | TEL 402.458.5621 | FAX 402.474.5160
7301 West 133rd Street, Suite 200 | Overland Park, KS 66213 | TEL 913.748.2573 | FAX 913.381.1174

SUPPORT

ITEM NO. 4.2: CHANGE OF ZONE NO. 06045
(p.105 - Public Hearing - 9/13/06)



Janice Swanson
<jamadreo6@yahoo.com>
09/08/2006 09:03 PM

To plan@lincoln.ne.gov
cc
bcc
Subject

To whom it may concern,

We are home owners on Woods Avenue. I support the zoning change requested by the Witherbee Neighborhood Association, and hope you will vote to approve it.

Thank you,

Janice Swanson
3353 Woods Avenue
Lincoln, NE 68510

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

SUPPORT

ITEM NO. 4.2: CHANGE OF ZONE NO. 06045
(p.105 - Public Hearing - 9/13/06)



"David Morris"
<dmorris@neb.rr.com>
09/10/2006 07:59 PM

To <plan@lincoln.ne.gov>
cc
bcc

Subject: Witherbee Neighborhood Proposed Zoning Change

Lancaster County Planning Commission:

We have lived in our home in the Witherbee Neighborhood for 23 years. We support the the zoning change request and ask that you vote to approve it. We believe that approval of this change of zone would help preserve the current development pattern, aid in the preservation of affordable single family homes and may encourage home-ownership.

Sincerely,

David Morris
Jerilyn Grace Morris
3540 J Street
Lincoln, NE 68510

SUPPORT

ITEM NO. 4.2: CHANGE OF ZONE NO. 06045
(p.105 - Public Hearing - 9/13/06)



"Franzen, Laura E"
<Laura.Franzen@dhs.gov>

09/11/2006 08:43 AM

To <plan@lincoln.ne.gov>

cc

bcc

Subject Zoning Meeting on 9/13

To the Lincoln Planning Commission:

I support the zoning change request submitted by the Witherbee Neighborhood Association and ask that you vote to approve it.

Laura Franzen
4321 "N" Street
Lincoln, NE 68510
(402) 489-5363

SUPPORT

CHANGE OF ZONE NO. 06045

ITEM NO. 4.2

(p.105 - Public Hearing - 9/13/06)



"Steffensmeier, Jeff"
<Jeff.Steffensmeier@cardinal
.com>

09/11/2006 10:01 AM

To <plan@lincoln.ne.gov>

cc

bcc

Subject Witherbee Neighborhood change of zoning support

To members of the Lincoln Planning Commission,

My wife & I support the zoning change requested by the Witherbee Neighborhood Association from R-4 Residential to R-2 Residential. We believe this will help to preserve and enhance the best elements of the area for the benefit of residents like us as well as throughout Lincoln. We moved to Lincoln 8 years ago & purchased a house in an older neighborhood because of the character of the architecture & also because of the quality of life these areas still offered compared to some other large cities. We hope this continues to be the case into the future & believe this change will contribute to a bright future for our area.

Thanks for your consideration & we hope we can count on your support.

Jeff & Patty Steffensmeier
3353 M Street
Lincoln, NE 68510



"timkjohnson1947@juno.com"
<timkjohnson1947@juno.com>

09/06/2006 11:25 AM

To council@lincoln.ne.gov

cc forty_and_a_neighborhood@hotmail.com

bcc

Subject Re: 40th & A St. DownZoning request

Dear Council Members;

Please seriously consider voting in favor of the request by the 40th & 'A' Neighborhood Assn. for down zoning in the areas in question. A great deal of thought and research has gone into the process and it will benefit a large area of Lincoln. Thank you.

Tim K. Johnson
4333 E St
Lincoln 68510
483-0425

**COPY FOR YOUR
INFORMATION**

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (printed)		Address	Signature	Date	Relationship (Owner)
1.	LISA & Bill McNeel	611 So. 34 th	Lisa McNeel	8-26-06	OWNER
2.	Jean Weygint	621 So. 34 th	Jean Weygint	8-26-06	owner
3.	Mary O'Shea-Creal	645 So. 34 th	Mary O'Shea-Creal	8-26-06	owner
4.	Andrea Bohne	3604 Randolph	Andrea Bohne	8-26-06	owner
5.	Jayne S. Draper	745 S. 37 th	Jayne S. Draper	8-26-06	owner
6.	Joni Piccolo	702 S. 33	Joni Piccolo	8/26/06	owner
7.	Barbara Quante	714 S. 33	Barbara Quante	8-26-06	owner
8.	Bill Gekos	720 So 33	Bill Gekos	8-26-06	owner
9.	Bruce Stephen	3418 Randolph	Bruce Stephen	8-26-06	owner
10.	David Wellman	3440 Randolph	David Wellman	8-26-06	owner
11.	Kristina M. Alvord	703 So. 34 th	Kristina M. Alvord	8/26/06	owner
12.	Margjo Engelhard Sibota	627 S. 34 th	Margjo Engelhard Sibota	08/28/06	owner

(Return petition to Erin Schmit at 340 S. 40th St., Lincoln, NE 68510 or 402-484-0044)

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

	Name (print)	Address	Signature	Date	Relationship to Owner
1.	Bonita Jean Brigham	600 S. 33	Bonita Jean Brigham	8-28-06	Owner
2.	Terry Nguyen	634 S 33	Terry Nguyen	8-28-06	Owner
3.	JOHN BOBBER	1010 So. 33rd	JOHN BOBBER	8-28-06	Tenant
4.	April Stevenson	3419 J St	April Stevenson	8/28/06	Owner
5.	Cheryl Shind	3424 Randolph	Cheryl Shind	8/28/06	Owner
6.	Brenda Mae Barber	618 S. 33rd	Brenda Mae Barber	8/28/06	Owner
7.	D. L. R. + Lodge	615 S. 30th St	D. L. R. + Lodge	8/28/06	Owner
8.	Ron L. VARNER	601 So 3X	Ron L. VARNER	8/31-06	Owner
9.					
10.					
11.					
12.					

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)		Address	Signature	Date	Number of Owners
1.	Debra Clarke	450 Christensen Ct	Debra Clarke	8-26-06	0
2.	Deanne Goodwater	455 Christensen Ct	Deanne Goodwater	8/26/06	0
3.	Joseph M. Goodwater	455 Christensen Ct	Joseph M. Goodwater	8/26/06	0
4.	Conroye L. Niemeyer	435 Christensen Ct	Conroye L. Niemeyer	8/26/06	0
5.	MATTHEW A. JOY	441 CHRISTENSEN CT	MATTHEW A. JOY	8/26/06	0
6.	Kim Joy	441 CHRISTENSEN CT	Kim Joy	8/26/06	0
7.	ELIZABETH J MURPHY	451 CHRISTENSEN CT	Elizabeth Murphy	8-27-06	0
8.	KATH STEYER	430 CHRISTENSEN	KATH STEYER	8-28-06	0
9.	WILLIAM GOLDFIN	454 CHRISTENSEN CT	William M. Goldfin	9-05-06	0
10.	DOROTHY SMITH	431 Christensen Ct	Dorothy Smith	9-05-06	0
11.					
12.					

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

	Name (print)	Address	Signature	Date	Tenant or Owner
1.	Chris Johns	3450 J ST	Chris Johns	8-22-06	Owner
2.	Kelvin Kriger	3330 J	Kelvin Kriger	8-22-06	Owner
3.	Louis Kriger	3330 J	Louis Kriger	8-22-06	Owner
4.	Terri Marti	3340 J	Terri Marti	8/22/06	owner
5.	Carol B. Barnum	3400 J	Carol B. Barnum	8/23/06	owner
6.	Jeff Keogh	3414 J	Jeff Keogh	8/23/06	Owner
7.	Kenly Novotny	3728 J B	Kenly Novotny	8/23/06	Tenant
8.	Matthew Mosier	4323 J	Matthew Mosier	8/23/06	TENANT
9.	Alice Estess	4319 J	Alice Estess	8/23/06	Owner
10.					
11.					
12.					


Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

	Name (print)	Address	Signature	Date	Tenant or Owner
1.	Sean D. Dahlberg	4308 M Street	Sean D. Dahlberg	8-25-06	owner
2.	Judith M. Sandoval	4135 Leroy	Judith M. Sandoval	8-26-06	owner
3.	Alex Sedoris	4166 Lenox	Alex Sedoris	8-26-06	owner
4.	Sean Buh	4115 Lenox Ave	Sean Buh	8-26-06	OWNER
5.	Amelia Clements	4214 Lenox Ave	Amelia Clements	8/26/06	owner
6.	Greg Clements	4214 Lenox Ave	Greg Clements	8-26-06	owner
7.	Jeffrey M. Lamons	3334 1 Apt B	Jeffrey M. Lamons	8/26/06	T
8.	Phyllis Morey	4212 h	Phyllis Morey		O
9.	Jeff Zager	4018 "L"	Jeff Zager	8/29/06	O
10.					
11.					
12.					







Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)		Address	Signature	Date	Tenant or Owner
1.	Sue Harrold	215 S. 44 th		8/30/06	(same)
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)	Address	Signature	Date	Printed or Typed
1. Timothy Knight	3740 J St.		8-26-06	owner
2. Carl J. Dalken	3805 Steele Ave		3/27/23	owner
3. Paul J. Brown	3535 "A"		8/28/06	owner
4. Fran Kemish	3455 "L" St		8/26/06	owner
5. Susan R. Molare	3545 "L" St.		8/26/06	owner
6. Debbie Petschke	3821 Steele Av.		9-2-06	owner
7.				
8.				
9.				
10.				
11.				
12.				

Zoning Change Request

by Witherbee Neighborhood Association - August 2006

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)	Address	Signature	Date	Exempt or (owner)
1. James Duchesneau	3507 Woods Ave	[Signature]	8/30/06	O
2. Vody Duchesneau	3507 Woods Ave	[Signature]	8/30/06	O
3. RICHARD OKENBERG	3490 Woods Ave	[Signature]	8-30-06	O
4. [Signature]	3501 Woods Ave	[Signature]	8-30-06	O
5. [Signature]	3501 Woods Ave	[Signature]	8-30-06	O
6. Julie Houser	3461 Woods Ave	[Signature]	8-30-06	O
7. Randy Houser	3461 Woods Ave	[Signature]	8-30-06	O
8. John C. Holz	3455 Woods Ave	[Signature]	8-30-06	O
9. David Admiral	3411 Woods Ave	[Signature]	8-30-06	O
10. Todd Minchow	3343 Woods Ave	[Signature]	8-30-06	O
11. Shelly Dandlin	3323 Woods Ave	[Signature]	8-30-06	O
12. B-J Dowling	3323 Woods Ave	[Signature]	8-30-06	O

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**







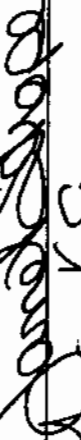





We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)		Address	Signature	Date	Number of Copies
1.	ROBERT GREENGLASS	3311 Woods Ave	Robert GreenGl	8-30-06	0
2.	Kari wootson	3312 woods Ave	Kari Wootson	8-30-06	0
3.	John J. Hoegh	3303 woods Ave	John J. Hoegh	8-30-06	0
4.	Sherry Faggh	3303 Wootson	Sherry Faggh	8-30-06	0
5.	Mary Swing	3324 Woods	Mary Swing	8-30-06	0
6.	Wayne Alloway	3340 Woods Ave	Wayne Alloway	8-30-06	0
7.	Frances Alloway	3340 Woods Ave	Frances Alloway	30/8/06	0
8.	Sarah Alloway	3340 Woods Ave	Sarah Alloway	8/30/06	0
9.	Caddy Touchen	3400 Woods Ave	Caddy Touchen	8/30/06	0
10.	Tom E. Hoegh	3400 Woods Ave	Tom E. Hoegh	8/30/06	0
11.	Steven Delair	3412 Woods Ave	Steven Delair	8-30-06	0
12.	Sarah Delair	3412 Woods Ave	Sarah Delair	8-30-06	0

(Return petition to Erin Schmit at 340 S. 40th St., Lincoln, NE 68510 or 402-484-0044)

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (Print)		Address	Signature	Date	Tenant or Owner
1.	Rick Gilbertson	3515 Woods Ave		8/31/06	O
2.	Kendy Gilbertson	3515 Woods Ave		8/31/06	O
3.	CHRIS BENSON	3475 Woods Ave		8/31/06	O
4.	Carolyn Freeman	3475 Woods Ave		8/31/06	T
5.	CAROL GERWOLD	3441 Woods Ave		08/31/06	O
6.	Randy Stroppe	3421 Mar's Ave		8-31-06	O
7.	Randy Stroppe	3421 Woods Ave		8-31-06	O
8.	Janice Swanson	3353 Woods Ave		8-31-06	O
9.	DONALD SWING	3324 Woods Ave		8-31-06	O
10.	Jody Kellas	3454 Woods Ave.		8/31/06	O
11.	DAVID R. Webb	3444 Woods Ave		8/31/06	O
12.	CASEY FRIES	3700 Woods Ave		8/31/06	T

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**

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	Name (print)	Address	Signature	Date	Location (Owner)
1.	Jeremy Emerson	3700 Woods Ave	Jeremy Emerson	8-31-06	T
2.	Amy Keeler	3724 Woods Ave	Amy Keeler	9/3/06	O
3.	Mary Kay Kreikemeier	3743 Woods Ave	Mary Kay Kreikemeier	9/3/06	O
4.	Jane Wilhelm	3333 Woods Ave	Jane Wilhelm	9-3-06	O
5.	John Calabry	3433 Woodside	John Calabry	9/3/06	O
6.	Stephanie Do Kim	3401 Woods Ave	Stephanie Do Kim	9-30-06	O
7.	Theresa Heracle	3320 M St	Theresa Heracle	9/03/06	O
8.	John Watson	3330 M St	John Watson	9/03/06	O
9.	Maurea Giles-Watson	3330 M Street	Maurea Giles-Watson	9/03/06	O
10.	Patricia A Steffenmeier	3353 M St	Patricia A Steffenmeier	9/3/06	O
11.	Lynn & Susan Johnson	3343 M Street	Lynn Johnson	9/3/06	O
12.	John's Rhonda Blasse	3401 M Street	Rhonda Blasse	9-3-06	O

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**





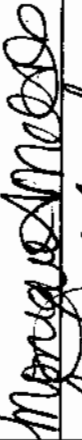



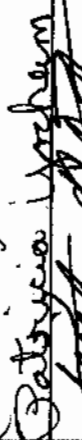



We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)	Address	Signature	Date	Number of Owners
1. William Carter	3412 N	William Carter	9-3-06	0
2. Nancy Loeffel	3432 N St.	Nancy Loeffel	9-3-06	0
3. Constance J. Binder	3455 N St	Constance J. Binder	9-3-06	0
4. Bruce D. Binder	3455 N St	Bruce D. Binder	9-3-06	0
5. Michael J. Prall	3468 N St	Michael J. Prall	9-3-06	0
6. Steven L. Prall	3468 N St.	Steven L. Prall	9-3-06	0
7. Mary L. Alber	3484 N St.	Mary L. Alber	9/3/06	0
8. Faith Bamberg	3484 N St.	Faith Bamberg	9/3/06	+
9. Helen K. Wood	35 N St	Helen K. Wood	9/3/06	0
10. Cindy Wood	3705 N	Cindy Wood	9/3/06	0
11. Corinne O'Brien	3746 N	Corinne O'Brien	9/4/06	0
12. Ann Jantz	3750 N.	Ann Jantz	9/4/06	0

(Return petition to Erin Schmit at 340 S. 40th St., Lincoln, NE 68510 or 402-484-0044)

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**

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	Name (print)	Address	Signature	Date	Exemption (checked)
1.	Heidi Meinen	3761 M St #1		09-04-06	T
2.		320 S. 38 th	Eldon F. Kohl	09/04/06	O
3.	Carmie Fellows	310 So 38 th		9/4/06	O
4.	Douglas W McCall	200 S. 38 th		9-4-06	T
5.	Monique McCall	200 S 38 th St		9-4-06	T
6.	Linda Markussen	200 S. 35		9-4-06	O
7.	Carmen Placzek	205 S. 35 th		9-4-06	O
8.	Fredrick J. Placzek	205 S. 35 th		9-4-06	O
9.	Patricia Yochum	3441 N St		9-4-06	O
10.	KERRA DUFONT	3448 N St		9-4-06	O
11.	Ryan Eustawickson	3444 W St		9-4-06	O
12.	Sammy Turner	3432 N St		9-4-06	O

(Return petition to Erin Schmit at 340 S. 40th St., Lincoln, NE 68510 or 402-484-0044)

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**

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	Name (print)	Address	Signature	Date	Amount of Owner
1.	Deborah J Cada	3424 N Street	Deborah Cada	9-4-2006	0
2.	Brian J. Cada	3424 N Street	Brian J. Cada	9/4/06	0
3.	ROBERT V. VAVALA	3485 N ST	[Signature]	9-4-06	0
4.	Mary K. Koens	3425 N ST	Mary K Koens	9/4/06	0
5.	ARTHUR H. WYMORE	3415 N ST	A. H. Wymore	9/9/06	0
6.	Gary Goodding	3351 N ST	Gary L Goodding	9/4/06	0
7.	Carol Goodding	3351 N ST	Carol Goodding	9/4/06	0
8.	Roger J Reimers	3350 N ST.	ROGER REIMERS	9/4/06	0
9.	Bruce Sandhorst	3320 N ST.	Bruce Sandhorst	9/4/06	0
10.	Mikaela Sandhorst	3320 N ST.	Mikaela Sandhorst	9/4/06	T
11.	Jane L Wiermer	3323 N ST	Jane L. Wiermer	9/4/06	0
12.	Mary Kay Roth	3435 North Ave	MARY KAY ROTH	9/4/06	0

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

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	Name (print)	Address	Signature	Date	Formed or (Owner)
1.	Mary Ann Fulton	3515 Frost Ct.	Mary Ann Fulton	8-30-06	Owner
2.	DAVID BRAGAN	3503 Frost Ct.	David Bagan	8-30-06	T
3.	CHARLES F. FITZKE	3443 Frost Ct.	Charles F. Fitzke	8-30-06	O
4.	ELINOR FITZKE	3443 Frost Ct.	Elinor Fitzke	8-30-06	O
5.	Darven K. Scherer	3405 Frost Ct.	Darven K. Scherer	8-30-06	T
6.	Michelle Scherer	3405 Frost Ct.	Michelle Scherer	8/30/06	T
7.	Erica Danner	3401 Frost Ct.	Erica Danner	8/30/06	T
8.	Helen Wood	3430 Frost Ct.	Helen Wood	8/30/06	T
9.	Jean Brill	3424 Frost Ct.	Jean Brill	8-30-06	T
10.	Mel Thomas	3442 Frost Court	Mel Thomas	8-30-06	T
11.	Kristin Nitwald	3430 Frost Ct.	Kristin Nitwald	8.30.06	T
12.	Bruce Richard	3532 Frost Ct.	Bruce Richard	8-30-06	T

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)	Address	Signature	Date	Relationship (Owner)
1. Stacy Wiles	3527 Jst	Stacy Wiles	8-30-06	Owner
2. Phyllis Buckley	3505 J	Phyllis Buckley	8-30-06	Owner
3. Pam Deines	3412 Randolph St	Pamela S Deines	8-30-06	Owner
4. Diane Mickey	3510 Laura Ave	Diane J Mickey	8-30-06	owner
5. Benjamin Curran	3420 Laura Ave	Ben Curran	8-30-06	Owner
6. Alana Schmidt	3411 Laura Ave	Alana Schmidt	8/30/06	owner
7. Linda Gaultier	3520 Laura Ave	Linda Gaultier	8-31-06	owner
8. John Vasko	3526 LAURA	John Vasko	8-31-06	owner
9. Janet Gordon	3450 Laura	Janet Gordon	8/31/06	owner
10. Patricia Davlin	3421 Laura Ave	Patricia Davlin	8-31-06	owner
11. Terry Haverkost	731 S. 34th	Terry Haverkost	8/31/06	Tenant
12. Donna Eisenstam	3551 J St	Donna Eisenstam	8/31/06	Owner

Zoning Change Request **by Witherbee Neighborhood Association - August 2006**

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	Name of owner	Address	Signature	Date	Relationship Owner
1.	Connie Sanders	706 So 36	Connie Sanders	8-29-06	owner
2.	PATRICK LAWREN	714 So. 36	Patrick Lawrence	8-29-06	owner
3.	Royce Jones	6357 So 36	Royce Jones	8-29-06	owner
4.	John A. Hopp	3519 J	John A. Hopp	8-29-06	owner
5.	JOAN BOWEN	3400 LAURA AVE	Joan Bowen	8-29-06	owner
6.	Sarah Howell	3534 Laura Ave	Sarah Howell	8/30/06	owner
7.	Susan O'Grady	3410 Laura	Susan O'Grady	8/30/06	rent
8.	Pamela Birch	3400 Randolph	Pamela Birch	8-30-06	owner
9.	Shelley Brown	3403 Randolph	Shelley Brown	8/30/06	owner
10.	KARL ANDRIKSONS	3427 LAURA	Karl Andrikson	8/30/06	owner
11.	Sharon Minear	3435 Laura	Sharon Minear	8/30/06	owner
12.	Anne Christensen	3445 Laura	Anne Christensen	8/30/06	owner

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)		Address	Signature	Date	Number of Copies
1.	Barbara L. Boyce	735 S. 37th St.	Barbara L. Boyce	Sept. 1, 2006	0
2.	Deidre Garrett	3401 J St	Deidre C. Garrett	Sept 12 2006	0
3.					
4.					
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12.					

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)	Address	Signature	Date	Tenure of Owner
1. Abe H. Kama	371 So. 45 th St.	Abe H. Kama	8/24/06	Owner
2. Brent Briley	364 S. 45 th St.	Brent Briley	8/26/06	Tenant
3. Amy Mutchell	360 So. 47 th	Amy Mutchell	8/26/06	Tenant
4. Amy Green	385 S. 46 th	Amy Green	8/26/06	Tenant
5. Charlene Smith	401 So 46 th	Charlene Smith	8/26/06	Owner
6. John Nason	386 S 47 th	John Nason	8/26/06	Tenant
7. Diane Bower	360 So 47 th	Diane Bower	8/26/06	Owner
8. Megan Hecker	373 So 47 th	Megan Hecker	8-26-06	Tenant
9. Radonna M Westlund	401 S 47	Radonna M Westlund	8/26/06	
10. Mary J. Foster	401 S 47	Mary J. Foster	8/26/06	Owner
11. Augustina J. Harris	361 S 47 th	Augustina J. Harris	8/26/06	Owner
12. Deanna B. Harris	391 S 48 th	Deanna B. Harris	8-26-06	Owner

Zoning Change Request by Witherbee Neighborhood Association - August 2006

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

1.	FRED FREYHOG	530 So 38 th St	Fred Freyhog	8-26-06	O
2.	Jennifer Schott	530 S 38 th St	Jennifer Schott	8-26-06	O
3.	Sally Petr	500 S 38 th St	Sally Petr	8-26-06	T
4.	Andrea Green	401 S. 38 th St	Andrea Green	8-26-06	T
5.	ELTON LEHL	43150 38 th St	Elton Lehl	8-26-06	O
6.	Patricia Roussis	521 So. 38 th St.	Patricia Roussis	8-26-06	T
7.					
8.					
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11.					
12.					

(Return petition to Erin Schmitt at 340 S. 40th St., Lincoln, NE 68510 or 402-484-0844)

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

Name (print)	Address	Signature	Date	Tenant or Owner
1. Randy Hindman	4110 N	Randy Hindman	8-26-06	Tenant
2. Jeanie Casey	4111 N	Jeanie Casey	8-29-06	Owner
3. Matt Crawford	4230 N	Matt Crawford	8-29-06	Tenant
4. Melissa Patel	4233 N.S.	Missa Patel	8-29-06	Tenant
5. Tim Fricke	4301 N St	Tim Fricke	8-29-06	owner
6. Ferne Johnston	4304 N	Ferne Johnston	8-29-06	owner
Harriet Stark	4309 N	Harriet Stark	8-29-06	owner
8. Mary Treick	4312 N	Mary Treick	8-29-06	Tenant
9. Danielle Beason	4334 N Street	Danielle Beason	8-29-06	owner
10. Amanda Woodman	4335 N Street	Amanda Woodman	8-29-06	Tenant
11. Tyson Franzen	4321 N Street	Tyson Franzen	8-29-06	Tenant
12. John Muddell	205 So 44th	John Muddell	8-29-06	owner

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

	Name (print)	Address	Signature	Date	Tenant or Owner
1.	FRED Freytag	530 So 38 th	<i>Fred Freytag</i>	8-26-06	O
2.	Jennifer Schott	520 S 38 th St	<i>Jennifer Schott</i>	8-26-06	O
3.	Sally Petr	500 S 38 th St	<i>Sally Petr</i>	8-26-06	T
4.	Andrea Griesen	401 S. 38 th St	<i>Andrea Griesen</i>	8-26-06	T
5.	ELTON LEHL	431 So 38 th St	<i>Elton Lehl</i>	8-26-06	O
6.	Patricia Roussis	521 So. 38 th St.	<i>Patricia Roussis</i>	8-26-06	T
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Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

We the undersigned property owners and tenants within the boundaries of 33rd to 48th Streets and O to Randolph Streets request a change in zoning from R4 to R2 for the purpose providing us with the same benefits residents in other R2 zones enjoy, including preserving the character, health, safety and general welfare of the Witherbee Neighborhood.

	Name (print)	Address	Signature	Date	Tenant or Owner
1.	Mark A. Connett	301 S. 44th	Mark A. Connett	9/05/06	O
2.	Clyde L. VanDoren	315 So. 44th	Clyde L. VanDoren	9-05-06	O
3.	Zach Mackenzie	41333 Lenox Ave	Zach Mackenzie	9-05-06	O
4.	Chad Sterling	4225 Lenox Ave	Chad Sterling	9-5-06	O
5.	Les Tierney	4204 Lenox Ave	Les Tierney	9-5-06	T
6.	Wanda Ash	326 So. 42	Wanda Ash	9/5/06	O
7.	Kris Augustine	4333 M St.	Kris Augustine	9/5/06	O
8.	Zach Smith	4333 M St	Zach Smith	9/5/06	O
9.	Joe Reiter	4320 M St	Joe Reiter	9-5-06	T
10.	Jeff Danek	4126 "M" St	Jeff Danek	9-5-06	T
11.	Linnear Franklin	4120 "M" Street	Linnear Franklin	9-5-06	T
12.	Richard Dineen	4635 "M" St	Richard Dineen	9-5-06	O

Zoning Change Request **by Witherbee Neighborhood Association – August 2006**

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Name (print)		Address	Signature	Date	Tenant or Owner
1.	Terry C Spooner	4038 N 9 th Lincoln	<i>Terry C Spooner</i>	9-5-06	T
2.	Sandra L Spooner	4038 N 9 th St	<i>Sandra L Spooner</i>	9-5-06	T
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Zoning Change Request **by Witherbee Neighborhood Association -- August 2006**

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	Name (print)	Address	Signature	Date	Tenant or Owner
1.	Jason Prinz	4211 M Street	Jason Prinz	8/29/06	Tenant
2.	Timothy Brumm	215 S. 42nd St.	Timothy Brumm	8/29/06	Owner
3.	Tom Cook	4141 40 th	Tom Cook	8/29/06	Owner
4.	Sue Harvold	215 S. 44th St.	Sue Harvold	9/10/06	Owner
5.	ELMER SCHMERSAL	4320 L St	Elmer Schmersal	9-5-06	Owner
6.	Shelly Hagen	4312 "L" St	Shelly Hagen	9-5-06	Owner
7.	Cheryl Sharp	235 So. 46	Cheryl Sharp	9-13-06	Owner
8.					
9.					
10.					
11.					
12.					

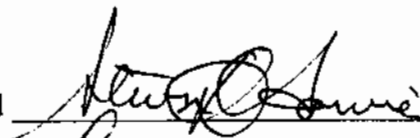
Witherbee Change of Zone Petition

Parcel ID: 17-30-246-001-023
Owner Name: Steven D & Bernadette L Howie
Co-Owner Name:
Owner Address: 434 Christensen Ct
Lincoln NE 68510-3339

Situs Address: 434 Christensen Ct # 11, Lincoln, NE
Property Class: Ca

Legal Description:
CHRISTENSEN COURT AMENDED CONDOMINIUM UNIT #11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/9/06
Bernadette Howie
Printed Name STEVEN D Howie 07/10/06
BERNADETTE HOWIE

X- - - - - bottom portion will be removed prior to submitting Petition to City - - - - -


Witherbee Change of Zone Petition

Parcel ID: 17-29-106-011-000
Owner Name: Melissa & Ryan Lindberg
Co-Owner Name:
Owner Address: 4201 N St
Lincoln NE 68510-1747

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 74 W15 & LOT 75

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/11/06
Melissa Lindberg, Ryan Lindberg
Printed Name Melissa Lindberg, Ryan Lindberg

Witherbee Change of Zone Petition

Parcel ID: 17-29-106-005-000
Owner Name: Gerald D & Harriet S Stoki
Co-Owner Name:
Owner Address: 4309 N St
Lincoln NE 68510-1749

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 66 & 67

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Harriet S Stoki Date 7-8-06

Printed Name Harriet S. Stoki

Witherbee Change of Zone Petition

Parcel ID: 17-29-113-008-000
Owner Name: Randy D Barnes
Co-Owner Name: Kim Barnes
Owner Address: 4033 Lenox Ave
Lincoln NE 68510-1727

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 205 & 206

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Kim Barnes Date 7/12/07

Printed Name KIM MAI-BARNES

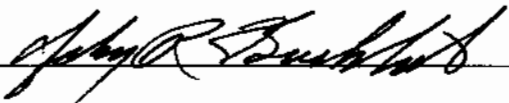
Witherbee Change of Zone Petition

Parcel ID: 17-29-119-005-000
Owner Name: John R & Burkhart
Co-Owner Name:
Owner Address: 440 S 44th St
Lincoln NE 68510-1861

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 107 N1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 07/13/06

Printed Name JOHN R. BURKHART

----- bottom portion will be same as above -----

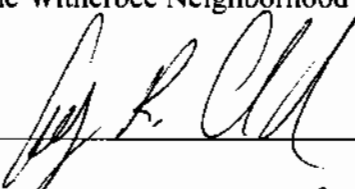
Witherbee Change of Zone Petition

Parcel ID: 17-30-246-001-016
Owner Name: Corey R Clark
Co-Owner Name:
Owner Address: 445 Christensen Ct # 4
Lincoln NE 68510-3339

Situs Address: , Lincoln, NE
Property Class: Ca

Legal Description:
CHRISTENSEN COURT AMENDED CONDOMINIUM UNIT # 4

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 07-10-06

Printed Name Corey R. Clark

Witherbee Change of Zone Petition

Parcel ID: 17-30-207-009-000
Owner Name: Mary K & Stephen E Schwab
Co-Owner Name:
Owner Address: 3510 Woods Ave
Lincoln NE 68510-3346

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 7 LOTS 4 & 5

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Stephen E. Schwab Mary K. Schwab Date 7/10/06
Printed Name STEPHEN E. SCHWAB MARY K. SCHWAB

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-29-132-020-000
Owner Name: Cheryl J Dixon
Co-Owner Name:
Owner Address: 4138 N St
Lincoln NE 68510-1744

Situs Address: 4136 N St, Lincoln, NE
Property Class: Du

Legal Description:
LENOX SUB LOT 44 W1/2 & LOT 43

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Cheryl J. Dixon Date 7-11-06
Printed Name Cheryl J. Dixon

Witherbee Change of Zone Petition

Parcel ID: 17-29-120-002-000
Owner Name: Dorothyj McMeen
Co-Owner Name:
Owner Address: 420 S 45th St
Lincoln NE 68510-1854

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 93 N60°

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Dorothy J. McMeen Date 7/11/06

Printed Name DOROTHY J McMEEN

✓ ----- (bottom portion will be removed prior to submitting Petition to City) -----

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-007-000
Owner Name: Larry H & Deloris C Frisch
Co-Owner Name:
Owner Address: 4105 N St
Lincoln NE 68510-1745

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 82 & 83

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Larry H. Frisch Deloris C Frisch Date 7-11-2006

Printed Name LARRY FRISCH DELORIS C FRISCH

X ----- (bottom portion will be removed prior to submitting Petition to City) -----

Witherbee Change of Zone Petition

Parcel ID: 17-29-108-005-000
Owner Name: Kathleen M Lehr
Co-Owner Name:
Owner Address: 4325 M St
Lincoln NE 68510-1741

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 125 & LOT 126 E25

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Kathleen M. Lehr Date July 10, 2006

Printed Name KATHLEEN M. LEHR

X - - - - - (bottom portion will be removed upon submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-29-132-013-000
Owner Name: James G Jr & Cindy S Jones
Co-Owner Name:
Owner Address: 4100 N St
Lincoln NE 68510-1744

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 39

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed James G. Jones Cindy S. Jones Date 7/8/06

Printed Name JAMES G. JONES & CINDY S. JONES

Witherbee Change of Zone Petition

Parcel ID: 17-30-211-002-000
Owner Name: Michael B & Mary Kreikemeier
Co-Owner Name:
Owner Address: 3743 Woods Ave
Lincoln NE 68510-1661

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

HYLAND PARK ANNEX BLOCK 12 LOT 2 & PART VAC WOODS AVE ADJ TO THE NORTH (SEE #86-12772 F

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Michael Kreikemeier Mary Kay Kreikemeier Date 7-10-06

Printed Name MICHAEL KREIKEMEIER Mary Kay Kreikemeier

✂ ————— (bottom portion will be removed prior to submitting Petition to City) —————

Witherbee Change of Zone Petition

Parcel ID: 17-30-231-009-000
Owner Name: Cynthia L Burmeister
Co-Owner Name:
Owner Address: 410 S 38th St
Lincoln NE 68510-1617

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

DUFF BRUNING REPLAT LOT 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Cynthia L Burmeister Date 7-11-06

Printed Name Cynthia L. Burmeister

✂ ————— (bottom portion will be removed prior to submitting Petition to City) —————

Witherbee Change of Zone Petition

Parcel ID: 17-30-212-002-000
Owner Name: Milton & Lucinda Tr Beckmann
Co-Owner Name:
Owner Address: 3425 L St
Lincoln NE 68510-3357

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HENKELMANN HEIGHTS LOT 2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lucinda E. Beckmann Date 7-13 '06

Printed Name Lucinda E. Beckmann

✓

— — — (bottom portion of petition signed and submitted to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-217-013-000
Owner Name: Ian & Lisa Butler
Co-Owner Name:
Owner Address: 711 S 34th St
Lincoln NE 68510-3310

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 80

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ian Butler Date 7/11/06

Printed Name Ian Butler

Witherbee Change of Zone Petition

Parcel ID: 17-30-209-017-000
Owner Name: Maxine L Dunbar
Co-Owner Name:
Owner Address: 3320 L St
Lincoln NE 68510-3354


Situs Address: , Lincoln, NE
Property Class: Du

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 17

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Maxine L. Dunbar Date 7/11/06

Printed Name Maxine L Dunbar

 (bottom name) Submitting Petition to City

Witherbee Change of Zone Petition

Parcel ID: 17-30-213-008-000
Owner Name: Justin E & Amy M Johnson
Co-Owner Name:
Owner Address: 3600 J St
Lincoln NE 68510-1631

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB LOT 11 S125' S1/2 E1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Justin E. Johnson Date 7-12-06

Printed Name Justin E. Johnson

Witherbee Change of Zone Petition

Parcel ID: 17-29-111-008-000
Owner Name: Donna M Schimonitz
Co-Owner Name:
Owner Address: 324 S 46th St
Lincoln NE 68510-1812

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 54 N50' S100'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Donna M Schimonitz Date July 12, 2006

Printed Name Donna Schimonitz

----- (bottom portion will be removed prior to submitting Petition to City) -----

Witherbee Change of Zone Petition

Parcel ID: 17-30-219-001-000
Owner Name: Michael J & Michelle A Strand
Co-Owner Name:
Owner Address: 600 S 36th St
Lincoln NE 68510-1663

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 24

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Michelle Strand Date 7/13/06

Printed Name Michelle Strand

Witherbee Change of Zone Petition

Parcel ID: 17-30-234-001-000
Owner Name: Lyndora Sue Palmer
Co-Owner Name:
Owner Address: 501 S 40th St
Lincoln NE 68510-3619

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
GROVEDALE BLOCK 2 N42' LOT 1 & E1/2 VAC ALLEY ADJ

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyndora Sue Palmer Date 7/11/06

Printed Name Lyndora Sue Palmer

✂ - - - - - (bottom portion will be removed prior to submitting to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-204-019-000
Owner Name: John Leonard ~~Watson~~ and Maura Giles-Watson
Co-Owner Name:
Owner Address: 3330 M St
Lincoln NE 68510-1515

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 19

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed John Leonard Watson Maura Giles-Watson Date 7/8/06

Printed Name John Leonard Watson + Maura Giles-Watson

✂ - - - - - (bottom portion will be removed prior to submitting to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-225-002-000
Owner Name: Renee & Johnson Robert Copper
Co-Owner Name:
Owner Address: 532 S 33rd St
Lincoln NE 68510-3304

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
VAN HORNS SUB LOT C N62.9' W150' E10.4'

If you send another
petition letter I
will get my husband
to sign it.
Our names are
Renee Johnson
Robert Johnson

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Renee J. Johnson Date 7-8-06
Printed Name Renee J. Johnson

Witherbee Change of Zone Petition

Parcel ID: 17-29-110-019-000
Owner Name: Shirley L Rogge
Co-Owner Name:
Owner Address: 301 S 46th St
Lincoln NE 68510-1813

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS N1/2 LOT 46

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Shirley L Rogge Date 7/12/06
Printed Name Shirley L Rogge

Witherbee Change of Zone Petition

Parcel ID: 17-29-118-015-000
Owner Name: Elizabeth A Tutt
Co-Owner Name:
Owner Address: 4321 L St
Lincoln NE 68510-3655

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

WITHERBEE ADD BLOCK 1 LOTS 1 & 2 W30 LOTS 13 & 14 E30

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Elizabeth A. Tutt Date 6/10/06

Printed Name ELIZABETH A. TUTT

Witherbee Change of Zone Petition

Parcel ID: 17-29-117-007-000
Owner Name: Helen L Adams
Co-Owner Name:
Owner Address: 4200 Witherbee Blvd
Lincoln NE 68510-3645

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

WITHERBEE ADD BLOCK 2 LOT 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Helen Adams Date 7-9-06

Printed Name HELEN ADAMS

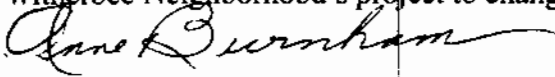
Witherbee Change of Zone Petition

Parcel ID: 17-29-133-004-000
Owner Name: Frank C & Annebell C Burnham
Co-Owner Name:
Owner Address: 4600 J St
Lincoln NE 68510-3734

Situs Address: 4616 J St, Lincoln, NE
Property Class: Du

Legal Description:
WITHERBEE GARDENS LOT 120 E69'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.



Signed _____
Ms Anne Burnham
4600 J St
Lincoln, NE 68510-3734

Date 7/10/06

Printed Name _____

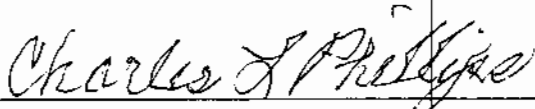
Witherbee Change of Zone Petition

Parcel ID: 17-30-215-014-000
Owner Name: Charles & F Harriett Phillips
Co-Owner Name:
Owner Address: 3847 L St
Lincoln NE 68510-1642

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
W F STEELES SUB E54.78' LOT 9 & W8' N70.02' & N39.88' W32.57 E72.57' S94.74' & N20' W14

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.



Signed _____ Date 7-10-06

Printed Name CHARLES L. PHILLIPS

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-008-000
Owner Name: Sandra R Anderson
Co-Owner Name:
Owner Address: 4041 N St
Lincoln NE 68510-1743


Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 84 & LOT 85 E1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Sandra R. Anderson Date 7-12-06

Printed Name SANDRA R. ANDERSON

 bottom portion will be attached to the bottom portion of the petition to City

Witherbee Change of Zone Petition

Parcel ID: 17-29-106-004-000
Owner Name: James O & Laura E Franzen
Co-Owner Name:
Owner Address: 4321 N St
Lincoln NE 68510-1749


Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 64 & 65

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed James + Laura Franzen Date 7-11-06

Printed Name JAMES + LAURA FRANZEN

 bottom portion will be attached to the bottom portion of the petition to City

Witherbee Change of Zone Petition

Parcel ID: 17-30-209-009-000
Owner Name: Robert A Jr & Janice Swanson
Co-Owner Name:
Owner Address: 3353 Woods Ave
Lincoln NE 68510-3343

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Janice K Swanson Date 7-9-06

Printed Name Janice K. Swanson

----- (bottom portion will be attached to Petition to City) -----

Witherbee Change of Zone Petition

Parcel ID: 17-29-133-001-000
Owner Name: Wendell C & Ruth Robison
Co-Owner Name:
Owner Address: 510 S 46th St
Lincoln NE 68510-1816

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 113 N1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Wendell C Robison Date July 10, 2006
Ruth M. Robison

Printed Name Wendell C Robison
Ruth M. Robison

Witherbee Change of Zone Petition

Parcel ID: 17-30-217-006-000
Owner Name: Ralph E Jr & Pamela K Hammack
Co-Owner Name:
Owner Address: 640 S 33rd St
Lincoln NE 68510-3305

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 91

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Pamela K. Hammack Date 7/11/06

Printed Name Pamela K Hammack

✓

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-016-000
Owner Name: Richard G & Geraldine Garrison
Co-Owner Name:
Owner Address: 4020 M St
Lincoln NE 68510-1734

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 94 & LOT 95 ST 6 WIDE OFF W SIDE

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Richard Garrison Date 7-8-06

Printed Name Richard Garrison

Witherbee Change of Zone Petition

Parcel ID: 17-30-215-006-000
Owner Name: Jeanette Fagerberg
Co-Owner Name:
Owner Address: 438 Steele Ave
Lincoln NE 68510-1657

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
W F STEELES SUB LOT 12 EX E 28.95

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Jeanette Fagerberg Date 7/11/06
Printed Name Jeanette Fagerberg

Witherbee Change of Zone Petition

Parcel ID: 17-30-207-007-000
Owner Name: Stanley R & Linda R Collins
Co-Owner Name:
Owner Address: 3636 Woods Ave
Lincoln NE 68510-3348

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 7 LOT 7

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Stan Collins / Linda Collins Date 7/10/06
Printed Name STAN & LINDA COLLINS

Witherbee Change of Zone Petition

Parcel ID: 17-29-110-003-000
Owner Name: Katherine M & Gary R Koci
Co-Owner Name:
Owner Address: 324 S 45th St
Lincoln NE 68510-1805

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 56 S75' N80'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Gary R. Koci Katherine M. Koci Date 07-08-06
Printed Name Gary R. Koci - Katherine M. Koci

X (bottom portion will be removed prior to submitting Petition to City)

Witherbee Change of Zone Petition

Parcel ID: 17-29-110-006-000
Owner Name: James M & Mary M Elsener
Co-Owner Name:
Owner Address: 352 S 45th St
Lincoln NE 68510-1805

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 61 S100'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Mary M. Elsener Date 7-10-06
Printed Name Mary M. Elsener & James M. Elsener

X (bottom portion will be removed prior to submitting Petition to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-234-011-000
Owner Name: James Leroy Ihrie
Co-Owner Name:
Owner Address: 510 S 39th St
Lincoln NE 68510-1623

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

GROVEDALE BLOCK 2 N35' LOT 11 & S25' LOT 12 & W1/2 VAC ALLEY ADJ

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-11-08

Printed Name James L. Ihrie

X - - - - -

Witherbee Change of Zone Petition

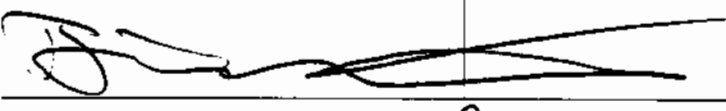
Parcel ID: 17-29-113-013-000
Owner Name: Doug A & Beverly E Westerberg
Co-Owner Name:
Owner Address: 4000 L St Apt A
Lincoln NE 68510-3600

Situs Address: 4000 L St, Lincoln, NE
Property Class: Cv

Legal Description:

LENOX SUB LOT 211

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 07/11/08

Printed Name Timothy D Westerberg

Witherbee Change of Zone Petition

Parcel ID: 17-30-234-006-000
Owner Name: Dennis G & Debra S Malousek
Co-Owner Name:
Owner Address: 3940 J St
Lincoln NE 68510-1637

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
GROVEDALE BLOCK 2 E75' LOT 6

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Deb Malousek Date 7-10-06
Printed Name Deb Malousek

Witherbee Change of Zone Petition

Parcel ID: 17-29-118-009-000
Owner Name: R & H Holdings Llc
Co-Owner Name:
Owner Address: PO Box 6014
Lincoln NE 68506-0014

Situs Address: 4340 Witherbee Blvd, Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE ADD BLOCK 1 LOT 6

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Robert W Beck Date 7-10-06
Printed Name ROBERT W BECK R & H Holdings

Witherbee Change of Zone Petition

Parcel ID: 17-30-210-009-000

Owner Name: Loretta M Trustee Giltner

Co-Owner Name:

Owner Address: 3510 L St
Lincoln NE 68510-3358

Situs Address: , Lincoln, NE

Property Class: R

Legal Description:

HYLAND PARK ANNEX BLOCK 11 LOT 10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Loretta M. Giltner Date 7/11/06

Printed Name Loretta M. Giltner

Witherbee Change of Zone Petition

Parcel ID: 17-30-206-024-000

Owner Name: Tom E & Cuddy Houchen

Co-Owner Name:

Owner Address: 3400 Woods Ave
Lincoln NE 68510-3344

Situs Address: , Lincoln, NE

Property Class: R

Legal Description:

YOUNGS HYLAND PARK BLOCK 8 LOT 24

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Tom E. Houchen Date 7/10/06

Printed Name TOM E. HOUCHEEN


Witherbee Change of Zone Petition

Parcel ID: 17-29-116-015-000
Owner Name: Jonathan L & Lisa R Droud
Co-Owner Name:
Owner Address: 451 S 42nd St
Lincoln NE 68510-3606

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE ADD BLOCK 3 LOT 6

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/9/06

Printed Name Jonathan L. Droud

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

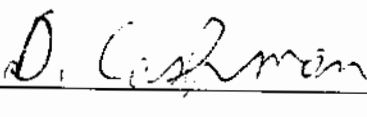
Witherbee Change of Zone Petition

Parcel ID: 17-29-107-018-000
Owner Name: David Wayne Cashman
Co-Owner Name:
Owner Address: 4028 Lenox Ave
Lincoln NE 68510-1726

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 155

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date July 9, 2006

Printed Name David Cashman

Witherbee Change of Zone Petition

Parcel ID: 17-29-111-011-000
Owner Name: Leola L Life Estate Bourks
Co-Owner Name:
Owner Address: 354 S 46th St
Lincoln NE 68510-1812

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 63 S1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Leola L. Bourks Date 7-09-06

Printed Name Leda L. Bourks

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-211-004-000
Owner Name: William J & Myrna L & Wood
Co-Owner Name:
Owner Address: 808 D St
Lincoln NE 68502-1152

Situs Address: 3721 Woods Ave, Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 12 LOT 4

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed William J. Wood Myrna L. Wood Date 7/8/06

Printed Name William J. Wood Myrna L. Wood

Witherbee Change of Zone Petition

Parcel ID: 17-29-113-022-000
Owner Name: Julie Ann Novak
Co-Owner Name:
Owner Address: 4118 L St
Lincoln NE 68510-3650

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 220 & 221

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed

Julie A Novak

Date

7-8-06

Printed Name

Julie A Novak

Witherbee Change of Zone Petition

Parcel ID: 17-30-209-008-000
Owner Name: Michael A. & Stephanie Doran
Co-Owner Name:
Owner Address: 3401 Woods Ave
Lincoln NE 68510-3345

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 8

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed

Stephanie Doran

Date

7-8-06

Printed Name

Stephanie Doran

Witherbee Change of Zone Petition

Parcel ID: 17-29-119-008-000
Owner Name: William Robert Jonas
Co-Owner Name:
Owner Address: 4414 Witherbee Blvd
Lincoln NE 68510-1850

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 108 E64.69'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed William Robert Jonas Date 7-8-06

Printed Name William Robert JONAS

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-29-110-009-000
Owner Name: Richard E & Rita K Reiman
Co-Owner Name:
Owner Address: 5005 Woodland Hills Dr
Eagle NE 68347-7031

Situs Address: 380 S 45 St, Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 77 N1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Rich E. Reiman Date 7/10/06

Printed Name Rich E. Reiman

090

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-29-124-007-000
Owner Name: Ronald R Johnson
Co-Owner Name:
Owner Address: 4230 J St
Lincoln NE 68510-3629

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

WITHERBEE ADD BLOCK 6 LOT 1 EX E65 & LOT 2 W1/2 & LOT 3 E10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ronald R Johnson Date 7-9-06

Printed Name RONALD R JOHNSON

(bottom portion will be same as above)

Witherbee Change of Zone Petition

Parcel ID: 17-30-203-018-000
Owner Name: Constance M Fouts
Co-Owner Name:
Owner Address: 340 S 38th St
Lincoln NE 68510-1616

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

YOUNGS HYLAND PARK BLOCK 1 LOT 16

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Constance M. Fouts Date 7/10/06

Printed Name Constance M. Fouts

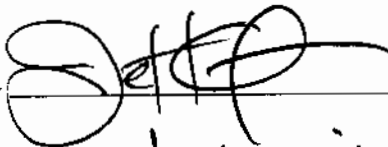
Witherbee Change of Zone Petition

Parcel ID: 17-30-206-028-000
Owner Name: Jane R & Mark D Holt
Co-Owner Name:
Owner Address: 3448 Woods Ave
Lincoln NE 68510-3344

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 28

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-10-06
Printed Name JANE & MARK HOLT


Witherbee Change of Zone Petition

Parcel ID: 17-30-206-010-000
Owner Name: Bert J & Karalene J Smith
Co-Owner Name:
Owner Address: 3415 M St
Lincoln NE 68510-1518

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date July 10, 06
Printed Name Karalene & Bert Smith

Witherbee Change of Zone Petition

Parcel ID: 17-29-119-004-000
Owner Name: Toni Churchill
Co-Owner Name:
Owner Address: 430 S 44th St
Lincoln NE 68510-1861

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 91 S1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Toni L Churchill Date 7-7-06
Printed Name Toni L Churchill

Witherbee Change of Zone Petition

Parcel ID: 17-30-205-012-000
Owner Name: Betty J Roberts
Co-Owner Name:
Owner Address: 3716 M St
Lincoln NE 68510-1643

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 5 LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Betty J Roberts Date July 9, 06
Printed Name Betty J Roberts

Witherbee Change of Zone Petition

Parcel ID: 17-30-246-001-022
Owner Name: Dorothy J Neill
Co-Owner Name:
Owner Address: 440 Christensen Ct ~~440~~
Lincoln NE 68510-3339

Situs Address: , Lincoln, NE
Property Class: Ca

Legal Description:
CHRISTENSEN COURT AMENDED CONDOMINIUM UNIT #10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Dorothy J. Neill Date 7-8-2006

Printed Name Dorothy J. Neill

Witherbee Change of Zone Petition

Parcel ID: 17-30-218-007-000
Owner Name: Robert E & Nancy Pepperl
Co-Owner Name:
Owner Address: 3443 J St
Lincoln NE 68510-3331

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 31

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Nancy Pepperl Robert Pepperl Date 7/8/06

Printed Name Nancy Pepperl ROBERT PEPPERL

094

Witherbee Change of Zone Petition

Parcel ID: 17-30-219-003-000
Owner Name: Nicole Jackson
Co-Owner Name:
Owner Address: 710 S 36th St
Lincoln NE 68510-1665

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 17

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Nikki Jackson Date 7/8/06

Printed Name NIKKI JACKSON

✂ ————— (bottom portion will be removed prior to submitting Petition to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-204-011-000
Owner Name: Barbara Gay & Harold L Ridder
Co-Owner Name:
Owner Address: 3343 N St
Lincoln NE 68510-1526

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Barbara Ridder Harold Ridder Date 07/10/06

Printed Name Barbara Ridder & Harold Ridder

Witherbee Change of Zone Petition

Parcel ID: 17-30-216-003-000
Owner Name: Luke W & Hickey
Co-Owner Name:
Owner Address: 435 Steele Ave
Lincoln NE 68510-1659

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
W F STEELES SUB LOT 15

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed

Date

7/10/06

Printed Name

Luke Hickey

(bottom portion will be removed prior to submitting Petition to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-209-024-000
Owner Name: Keith L & Diane R Maly
Co-Owner Name:
Owner Address: 3412 L St
Lincoln NE 68510-3356

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 23

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed

Diane R Maly

Date

7-9-06

Printed Name

Diane R. Maly

096

Witherbee Change of Zone Petition

Parcel ID: 17-30-212-004-000
Owner Name: Willard & Caroline Heuke
Co-Owner Name:
Owner Address: 3401 L St
Lincoln NE 68510-3357

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HENKELMANN HEIGHTS LOT 4

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Willard G. Heuke Date July 10

Printed Name Willard G. Heuke

_____ (bottom portion will be removed unless submitted with Petition to City)

Witherbee Change of Zone Petition

Parcel ID: 17-30-216-005-000
Owner Name: Roy I & Orpha D Mitchell
Co-Owner Name:
Owner Address: 411 Steele Ave
Lincoln NE 68510-1659

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
W F STEELES SUB LOT 17

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Roy I. Mitchell Date 7-8-06

Printed Name Roy I. Mitchell

_____ (bottom portion will be removed unless submitted with Petition to City)

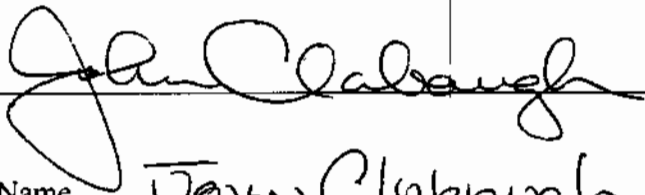
Witherbee Change of Zone Petition

Parcel ID: 17-30-209-005-000
Owner Name: John S Clabaugh
Co-Owner Name:
Owner Address: 3433 Woods Ave
Lincoln NE 68510-3345

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 5

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/9/06
Printed Name JOHN CLABAUGH

... prior to submitting Petition to City ...

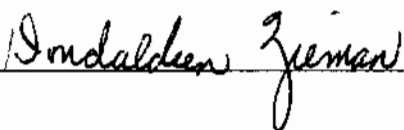
Witherbee Change of Zone Petition

Parcel ID: 17-29-107-005-000
Owner Name: Donaldeen Et Al Zieman
Co-Owner Name:
Owner Address: 4121 M St
Lincoln NE 68510-1737

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 140

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-8-2006
Printed Name DONALDEEN ZIEMAN

Witherbee Change of Zone Petition

Parcel ID: 17-29-114-017-000
Owner Name: Debra D Defruiter
Co-Owner Name:
Owner Address: 4248 L St
Lincoln NE 68510-3652

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 233

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Deb DeFruter Date 7-9-06

Printed Name Deb DeFruter

Witherbee Change of Zone Petition

Parcel ID: 17-29-119-009-000
Owner Name: Donna J Harris
Co-Owner Name:
Owner Address: 4428 Witherbee Blvd
Lincoln NE 68510-1850

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 109 W64.69'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Donna J. Harris Date 7-9-2006

Printed Name Donna J. Harris

Witherbee Change of Zone Petition

Parcel ID: 17-29-122-018-000
Owner Name: Jennifer D & Eugene T Hogan
Co-Owner Name:
Owner Address: 419 S 48th St
Lincoln NE 68510-1833

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 99 N40'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Jennifer D Hogan & Eugene Hogan Date 7-8-06
Printed Name Jennifer D Hogan & Eugene Hogan

Witherbee Change of Zone Petition

Parcel ID: 17-29-118-012-000
Owner Name: Mariann Kozisek
Co-Owner Name:
Owner Address: 421 S 44th St
Lincoln NE 68510-1862

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE ADD BLOCK 1 LOT 3

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Mariann Kozisek Date 7-10-06
Printed Name Mariann Kozisek

Witherbee Change of Zone Petition

Parcel ID: 17-29-114-022-000
Owner Name: Janis ^J & Marvel J Maldivs
Co-Owner Name: ^{I.}
Owner Address: 4326 L St
Lincoln NE 68510-3654

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 238

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Marvel J Maldivs Date 7-08-06

Printed Name MARVEL J. MALDIVS

Witherbee Change of Zone Petition

Parcel ID: 17-30-205-008-000
Owner Name: Irene H Trustee Thomassen
Co-Owner Name:
Owner Address: 3420 Woods Ave
Lincoln NE 68510-3344

Situs Address: 3711 N St, Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 5 LOT 8 E45'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Irene Thomassen Date 7/10/06

Printed Name Irene Thomassen

Witherbee Change of Zone Petition

Parcel ID: 17-30-206-026-000
Owner Name: Irene H Trustee Thomassen
Co-Owner Name:
Owner Address: 3420 Woods Ave
Lincoln NE 68510-3344

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 26

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Irene Thomassen Date 7/10/06

Printed Name Irene Thomassen

(bottom portion will be removed prior to submitting Petition to City)

Witherbee Change of Zone Petition

Parcel ID: 17-29-114-010-000
Owner Name: Michael L Hoffer
Co-Owner Name:
Owner Address: 4207 Lenox Ave
Lincoln NE 68510-1731

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 194 & 195

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Michael L. Hoffer Date 7-8-2006

Printed Name Michael L. Hoffer

Witherbee Change of Zone Petition

Parcel ID: 17-30-234-008-000
Owner Name: Michael Hansen
Co-Owner Name:
Owner Address: 3912 J St
Lincoln NE 68510-1637

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
GROVEDALE BLOCK 2 E1/2 LOTS 7 8 & 9 & W1/2 VAC ALLEY ADJ

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ingrid M. Hansen Date 7/10/06

Printed Name INGRID M. HANSEN

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-021-000
Owner Name: Marvin D & Doris J Wiens
Co-Owner Name:
Owner Address: 4114 M St
Lincoln NE 68510-1736

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 100 & 101

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Marvin D. Wiens Doris J. Wiens Date 7-8-2006

Printed Name MARVIN D. WIENS Doris J. Wiens

Witherbee Change of Zone Petition

Parcel ID: 17-29-109-011-000
Owner Name: John L Lamborn
Co-Owner Name:
Owner Address: 390 S 44th St
Lincoln NE 68510-1858

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 75 S1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed John L. Lamborn Date 7-8-06

Printed Name John L. Lamborn

Witherbee Change of Zone Petition

Parcel ID: 17-30-232-003-000
Owner Name: Ray W Jr & Janet G Holliday
Co-Owner Name:
Owner Address: 3830 J St
Lincoln NE 68510-1635

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB S212' W100' EX ST 33' LOT 3

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ray W. Holliday Jr Date July 10, 2006

Printed Name Ray W. Holliday, Jr, JANET G. HOLLIDAY

Witherbee Change of Zone Petition

Parcel ID: 17-29-127-005-000
Owner Name: Shirley A Lewis
Co-Owner Name:
Owner Address: 543 S 46th St
Lincoln NE 68510-1817

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 121 S1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Shirley A Lewis Date 7-10-06

Printed Name Shirley A Lewis

Witherbee Change of Zone Petition

Parcel ID: 17-29-114-016-000
Owner Name: Gary J & Dixie L Drager
Co-Owner Name:
Owner Address: 4244 L St
Lincoln NE 68510-3652

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 232

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Gary Drager Date 7-6-06

Printed Name GARY DRAGER

Witherbee Change of Zone Petition

Parcel ID: 17-30-226-003-000
Owner Name: Gordon L & Shirley A Heuertz
Co-Owner Name:
Owner Address: 3428 J St
Lincoln NE 68510-3330

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
THOMAS SUB LOT 3

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Gordon L. Heuertz Shirley A Heuertz Date 7-9-06
Printed Name Gordon L. Heuertz Shirley A Heuertz

Witherbee Change of Zone Petition

Parcel ID: 17-30-213-011-000
Owner Name: Pamela T Hansen
Co-Owner Name:
Owner Address: 3640 J St
Lincoln NE 68510-1631

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB S151.1' LOT 9 EXCEPT STREET

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Pamela T. Hansen Date 7-9-06
Printed Name Pamela T. Hansen

Witherbee Change of Zone Petition

Parcel ID: 17-30-204-024-000
Owner Name: Raymond C Lemon
Co-Owner Name:
Owner Address: 3422 M St
Lincoln NE 68510-1517

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 24

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ray Lemon Date 8 JUL 06

Printed Name Ray Lemon

Witherbee Change of Zone Petition

Parcel ID: 17-29-130-021-000
Owner Name: Acie L & Linda A Bettinger
Co-Owner Name:
Owner Address: 4410 Randolph St
Lincoln NE 68510-3736

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
IDALANE RE-SUB BLOCK 1 LOT 9 EX N28

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Linda Bettinger / Acie L Bettinger Date 7/9/06

Printed Name Linda Bettinger

Witherbee Change of Zone Petition

Parcel ID: 17-30-213-004-000
Owner Name: David M & Marilyn L Friesen
Co-Owner Name:
Owner Address: 410 Frost Dr
Lincoln NE 68510-3328

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB N50' S150' 4 1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed David M. Friesen Date 7/8/06

Printed Name David M. Friesen

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Witherbee Change of Zone Petition

Parcel ID: 17-30-206-031-000
Owner Name: Dale B & Victoria A Springer
Co-Owner Name:
Owner Address: 3468 Woods Ave
Lincoln NE 68510-3344

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 31

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Victoria A. Springer Date July 9, 2006

Printed Name Dale B. Springer Victoria A. Springer

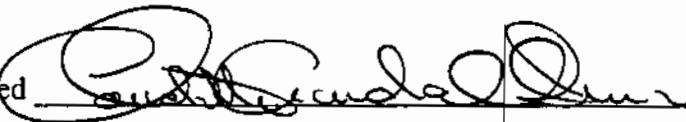
Witherbee Change of Zone Petition

Parcel ID: 17-30-227-001-000
Owner Name: Claudette Crandall Irvine
Co-Owner Name:
Owner Address: 1900 S 13th St Apt 3
Lincoln NE 68502-2365

Situs Address: 3530 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 1 & LOT 2 E25'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-10-06

Printed Name Claudette ~~Kranda~~ Crandall Irvine

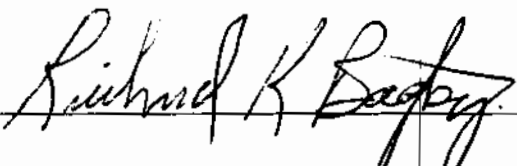
Witherbee Change of Zone Petition

Parcel ID: 17-29-111-016-000
Owner Name: Richard K Bagby
Co-Owner Name:
Owner Address: 389 S 47th St
Lincoln NE 68510-1819

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 80 S45'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-7-06

Printed Name RICHARD K BAGBY

Witherbee Change of Zone Petition

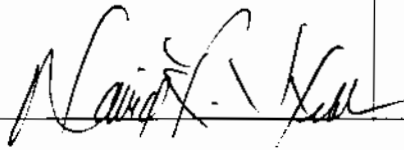
Parcel ID: 17-30-209-004-000
Owner Name: David R & Webb
Co-Owner Name:
Owner Address: 3441 Woods Ave
Lincoln NE 68510-3345

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 4

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed



Date

7/10/06

Printed Name

DAVID R. WEBB

X - - - - - (bottom portion will be removed prior to submitting Petition to City)

Witherbee Change of Zone Petition

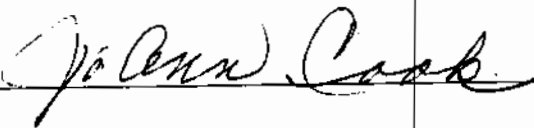
Parcel ID: 17-30-210-007-000
Owner Name: Jo Ann Cook
Co-Owner Name:
Owner Address: 3501 Woods Ave
Lincoln NE 68510-3347

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 11 LOT 8

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed



Date

9 JULY 06

Printed Name

JO ANN COOK

Witherbee Change of Zone Petition

Parcel ID: 17-29-103-011-000
Owner Name: Cheryl A Sharp
Co-Owner Name:
Owner Address: 235 S 46th St
Lincoln NE 68510-1811

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 39 S1/2 & VAC M ST ADJ

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Cheryl A. Sharp Date 7-13-06

Printed Name Cheryl A. Sharp

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Witherbee Change of Zone Petition

Parcel ID: 17-30-214-004-000
Owner Name: Robert K Hitchcock
Co-Owner Name:
Owner Address: 3867 Steele Ave
Lincoln NE 68510-1662

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
W F STEELES SUB LOT 4

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Robert K Hitchcock Date July 8, 2006

Printed Name Robert K. HITCHCOCK

Witherbee Change of Zone Petition

Parcel ID: 17-30-214-003-000
Owner Name: Raymond L & Laura Neujahr
Co-Owner Name:
Owner Address: 515 S 39th St
Lincoln NE 68510-1624

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
W F STEELES SUB LOT 3

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Raymond L Neujahr Date 7-13-06

Printed Name RAYMOND L NEUJAHN

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Witherbee Change of Zone Petition

Parcel ID: 17-30-213-010-000
Owner Name: Maurice Jr & K Louise Martin
Co-Owner Name:
Owner Address: 3616 J St
Lincoln NE 68510-1631

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB SE1/4 LOT 10 EX ST

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Maurice E Martin Date 7-11-06

Printed Name MAURICE E. MARTIN

Wetherbee Change of Zone Petition

Parcel ID: 17-30-218-003-000
Owner Name: Linda S Meyers
Co-Owner Name:
Owner Address: 3545 J St
Lincoln NE 68510-3333

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB N87' LOT 26

I support the Wetherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Linda Meyers Date 7-14-06

Printed Name Linda Meyers

Wetherbee Change of Zone Petition

Parcel ID: 17-30-230-006-000
Owner Name: Ross H Birch
Co-Owner Name:
Owner Address: 501 S 38th St
Lincoln NE 68510-1620

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
DUFF BRUNING REPLAT LOT 16

I support the Wetherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ross H Birch Date July 14 06

Printed Name ROSS H. BIRCH

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-016-000
Owner Name: Karen M Vogeley
Co-Owner Name:
Owner Address: 3535 Frost Ct
Lincoln NE 68510-3327

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

FREEMON SUB LOT 17 E30' & ALL LOT 18 & FROST'S SUB N63.3' OF REMAINING PORTION OF LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Karen M Vogeley Date 7-13-06

Printed Name Karen M. Vogeley

Witherbee Change of Zone Petition

Parcel ID: 17-30-209-001-000
Owner Name: Chris Benson
Co-Owner Name:
Owner Address: 3475 Woods Ave
Lincoln NE 68510-3345

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:

HYLAND PARK ANNEX BLOCK 10 LOT 1

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Chris Benson Date 7/13/06

Printed Name CHRIS BENSON

Witherbee Change of Zone Petition

Parcel ID: 17-29-133-003-000
Owner Name: Frank C & Annebell C Burnham
Co-Owner Name:
Owner Address: 4600 J St
Lincoln NE 68510-3734

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 120 W66'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Anne Burnham Date 7/10/06

Printed Name Ms Anne Burnham
4600 J St
Lincoln, NE 68510-3734

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Witherbee Change of Zone Petition

Parcel ID: 17-29-109-001-000
Owner Name: Chris & Ericka Barry
Co-Owner Name:
Owner Address: 4413 M St
Lincoln NE 68510-1838

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 43 E60 N80.2'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Chris Barry Date 7-12-06

Printed Name Chris Barry

Witherbee Change of Zone Petition

Parcel ID: 17-30-206-016-000
Owner Name: Judith Bond Zangari
Co-Owner Name:
Owner Address: 3315 M St
Lincoln NE 68510-1516

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 16

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Judith Zangari Beutler Date 7-15-06

Printed Name Judith Zangari Beutler

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-218-008-000
Owner Name: Rodney & Jeanne Wilson
Co-Owner Name:
Owner Address: 3433 J St
Lincoln NE 68510-3331

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 32 LOT 33 E 1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Rod & Jeanne Wilson Date 7.10.06

Printed Name ROD WILSON JEANNE WILSON

Witherbee Change of Zone Petition

Parcel ID: 17-30-203-011-000
Owner Name: Lois Curren
Co-Owner Name:
Owner Address: 224 S 38th St
Lincoln NE 68510-1614

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 1 LOT 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lois Curren Date 07/14/06

Printed Name Lois Curren

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-217-012-000
Owner Name: Christine McCollister
Co-Owner Name:
Owner Address: 721 S 34th St
Lincoln NE 68510-3310

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 81 LOT 82 N17'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Christine McCollister Date 7.8.06

Printed Name CHRISTINE MCCOLLISTER

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-29-132-010-000
Owner Name: Edith L Life Estate Nelson
Co-Owner Name:
Owner Address: 4014 N St
Lincoln NE 68510-1742

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 33

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Kent B Nelson Date 7/15/06

Printed Name Kent B Nelson

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-200-016-000
Owner Name: Leo D & Darlene C Neilan
Co-Owner Name:
Owner Address: 3310 N St
Lincoln NE 68510-1525

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 3 LOT 13

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Leo D. Neilan Date 7-17-06

Printed Name Leo D. Neilan

Witherbee Change of Zone Petition

Parcel ID: 17-30-215-007-000
Owner Name: Ronald L. Lingle Trustee
Co-Owner Name: Ronald L. Lingle Trust
Owner Address: 3858 Steele Ave
Lincoln NE 68510-1658

Situs Address: 3856 Steele Ave, Lincoln, NE (3856-58 Steele Ave.) - Display
Property Class: Duplex

Legal Description:

W F STEELES SUB W38.55' LOT 5 & E28.85' LOT 12 & E72.57' S40' & W32.57' E72.57' N15' S5

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ron Lingle Date 7/13/06

Printed Name RON LINGLE

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Witherbee Change of Zone Petition

Parcel ID: 17-29-131-014-000
Owner Name: James W White
Co-Owner Name:
Owner Address: 733 S 46th St
Lincoln NE 68510-3709

Situs Address: 731 S 46 St, Lincoln, NE
Property Class: Du

Legal Description:

IDALANE RE-SUB BLOCK 2 LOT 9 & 10 E1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed James W White Date 7-12-07

Printed Name JAMES W WHITE

----- (bottom portion will be removed prior to submitting Petition to City) -----

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-017-000
Owner Name: Michale J & Rebecca S Haufle
Co-Owner Name:
Owner Address: 3276 Prairieview Dr
Lincoln NE 68504-4631

Situs Address: 4028 M St, Lincoln, NE
Property Class: Du

Legal Description:
LENOX SUB LOT 95 E34 & LOT 96 W23

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Michael J. Haufle Date 7-15-06

Printed Name Michael J. Haufle

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-206-030-000
Owner Name: Gary W & Mary Anne Wells
Co-Owner Name:
Owner Address: 3460 Woods Ave
Lincoln NE 68510-3344

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 30

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Mary Anne M. Wells Date 7.12.2006

Printed Name Mary Anne M. Wells

Witherbee Change of Zone Petition

Parcel ID: 17-30-218-015-000
Owner Name: Ronald E & Angela K Rehtus
Co-Owner Name:
Owner Address: 3426 Laura Ave
Lincoln NE 68510-3334

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 40

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ronald E. Rehtus Date 7/18/06

Printed Name Ronald E. Rehtus

X - - - - (bottom portion will be removed prior to submitting Petition to City) - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-200-021-000
Owner Name: Rita Walther
Co-Owner Name:
Owner Address: 3400 N St
Lincoln NE 68510-1527

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 3 LOT 18

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Rita Walther Date 7-10-06

Printed Name RITA WALTHER

X - - - - (bottom portion will be removed prior to submitting Petition to City) - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-205-014-000
Owner Name: Gerald E & Joan M Svoboda
Co-Owner Name:
Owner Address: 3738 M St
Lincoln NE 68510-1643

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 5 LOT 13

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Gerald E Svoboda Date 7-8-06

Printed Name GERALD E SVOBODA

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-011-000
Owner Name: Lyman D Et Al Freemon
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228

Situs Address: 3421 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 12

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freemon Date 7-17-06

Printed Name Lyman D Freemon

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-009-000
Owner Name: Lyman D Et Al Freemon
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228

Situs Address: 3401 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freemon Date 7-17-06

Printed Name Lyman D Freemon

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-010-000
Owner Name: Lyman D Et Al Freemon
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228

Situs Address: 3411 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freemon Date 7-17-06

Printed Name Lyman D Freemon

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-008-000
Owner Name: Lyman D Et Al Freeman
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228
Situs Address: 3400 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freeman Date 7-17-06

Printed Name Lyman D Freeman

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-005-000
Owner Name: Lyman D Et Al Freeman
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228
Situs Address: 3430 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 5 W7' & ALL LOT 6

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freeman Date 7-17-06

Printed Name Lyman D Freeman

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-010-000
Owner Name: John Grevich
Co-Owner Name:
Owner Address: 4025 N St
Lincoln NE 68510-1743

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 87 & 88

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed John Grevich Date 7-9-06

Printed Name JOHN GREVICH

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-006-000
Owner Name: Lyman D Et Al Freemon
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228

Situs Address: 3420 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 7

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freemon Date 7-17-06

Printed Name Lyman D Freemon

Witherbee Change of Zone Petition

Parcel ID: 17-29-112-008-000
Owner Name: Milford A & Lenora J Hanna
Co-Owner Name:
Owner Address: 5835 S 91st St
Lincoln NE 68526-9541

Situs Address: 386 S 47 St, Lincoln, NE
Property Class: R

Legal Description:

WITHERBEE GARDENS LOT 81 S1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Milford A Hanna Date 7-17-06
Lenora J. Hanna

Printed Name Milford A and Lenora J. Hanna

Witherbee Change of Zone Petition

Parcel ID: 17-30-216-006-000
Owner Name: Mitchell & Co
Co-Owner Name:
Owner Address: 529 Lincoln Ave
York NE 68467-2944

Situs Address: 3835 L St, Lincoln, NE
Property Class: Du

Legal Description:

W F STEELES SUB LOT 18

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Mitchell + Co. % Cornerstone Bank
Signed by Zachery T. Suddarth Sec. Date 7-14-2006

Printed Name Zachery T. Suddarth

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-009-000
Owner Name: Harvine D Kirchhoff
Co-Owner Name:
Owner Address: 4035 N St
Lincoln NE 68510-1743

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 85 W1/2 & LOT 86

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Harvine Kirchhoff Date 7-14-06

Printed Name HARVINE KIRCHHOFF

Witherbee Change of Zone Petition

Parcel ID: 17-29-131-008-000
Owner Name: D P & Boyle
Co-Owner Name:
Owner Address: 714 S 45th St
Lincoln NE 68510-3703

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
IDALANE RE-SUB BLOCK 2 LOT 14

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed DP Boyle Sidney Barry Date 7-16-06

Printed Name D P BOYLE Sidney Barry

Witherbee Change of Zone Petition

Parcel ID: 17-30-227-007-000
Owner Name: Lyman D Et Al Freemon
Co-Owner Name:
Owner Address: 3064 Puritan Ave
Lincoln NE 68502-4228

Situs Address: 3410 Frost Ct, Lincoln, NE
Property Class: Du

Legal Description:
FREEMON SUB LOT 8

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lyman D Freemon Date 7-17-06

Printed Name Lyman D Freemon

Witherbee Change of Zone Petition

Parcel ID: 17-29-130-014-000
Owner Name: Dale M & Patricia A Harper
Co-Owner Name:
Owner Address: 680 S 44th St
Lincoln NE 68510-3745

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
IDALANE RE-SUB BLOCK 1 LOT 14

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Dale M. Harper & Patricia A. Harper Date 7-17-06

Printed Name Dale M. Harper & Patricia A. Harper

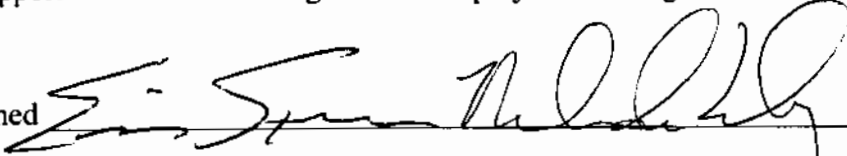
Witherbee Change of Zone Petition

Parcel ID: 17-29-116-013-000
Owner Name: Eric D & Way Melinda M Stone
Co-Owner Name:
Owner Address: 4140 Witherbee Blvd
Lincoln NE 68510-3657

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE ADD BLOCK 3 LOT 8

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date July 8, 06
Printed Name ERIC D STONE Melinda Way

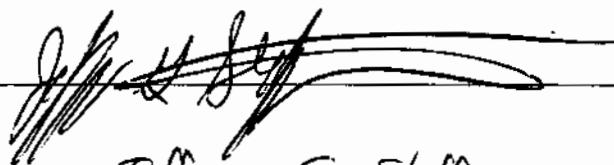
Witherbee Change of Zone Petition

Parcel ID: 17-30-206-012-000
Owner Name: Jeffrey G Et Al Steffensmeier
Co-Owner Name:
Owner Address: 3353 M St
Lincoln NE 68510-1516

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 12

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-17-2006
Printed Name Jeffrey G Steffensmeier

Witherbee Change of Zone Petition


Parcel ID: 17-30-204-030-000
Owner Name: Mary L Alber
Co-Owner Name:
Owner Address: 3484 M St
Lincoln NE 68510-1517

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 30

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Mary L Alber Date 7/18/06
Printed Name Mary L Alber

 bottom portion will be removed from petition to City

Witherbee Change of Zone Petition

Parcel ID: 17-30-204-013-000
Owner Name: Robert G & Janet L Westerman
Co-Owner Name:
Owner Address: 3323 N St
Lincoln NE 68510-1526

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 13

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Janet L Westerman Date 7/18/06
Printed Name Janet L. Westerman

Witherbee Change of Zone Petition

Parcel ID: 17-30-231-006-000
Owner Name: Deborah L Weber
Co-Owner Name:
Owner Address: 440 S 38th St
Lincoln NE 68510-1617

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
DUFF BRUNING REPLAT LOT 6

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Deborah L Weber Date 7/19/06

Printed Name Deborah L Weber

Witherbee Change of Zone Petition

Parcel ID: 17-30-208-011-000
Owner Name: Diane E Et Al Rolfsmeyer
Co-Owner Name:
Owner Address: 3744 Woods Ave
Lincoln NE 68510-1660

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 6 LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Diane Rolfsmeyer Date 7-17-2006

Printed Name Diane Rolfsmeyer

Witherbee Change of Zone Petition

Parcel ID: 17-30-208-007-000
Owner Name: Dirk Chatelain
Co-Owner Name:
Owner Address: 3700 Woods Ave
Lincoln NE 68510-1660

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 6 LOT 7

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/8/96

Printed Name DIRK CHATELAIN

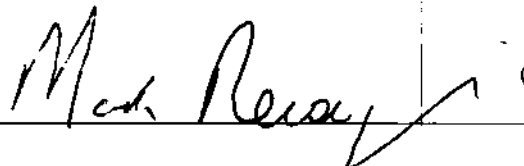
Witherbee Change of Zone Petition

Parcel ID: 17-29-115-004-000
Owner Name: Mark & Neiswanger
Co-Owner Name:
Owner Address: 436 S 40th St
Lincoln NE 68510-3616

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE ADD BLOCK 4 LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-9-06

Printed Name MARK NEISWANGER

Witherbee Change of Zone Petition

Parcel ID: 17-29-107-015-000
Owner Name: Erin M Schmit
Co-Owner Name:
Owner Address: 340 S 40th St
Lincoln NE 68510-1705

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 151 & 152 S1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Erin Schmit Date 7-8-06

Printed Name Erin Schmit

X - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-29-113-010-000
Owner Name: Bradley & Elizabeth King
Co-Owner Name:
Owner Address: 350 S 40th St
Lincoln NE 68510-3613

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 208 THRU 210 N51

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Bradley King / Elizabeth King Date 7/10/06

Printed Name BRADLEY KING / Elizabeth King

Witherbee Change of Zone Petition

Parcel ID: 17-30-226-002-000
Owner Name: Lynden G Et Al Vanderveen
Co-Owner Name:
Owner Address: 3440 J St
Lincoln NE 68510-3330

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
THOMAS SUB LOT 2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lynden Vanderveen Date 7-19-06

Printed Name Lynden Vanderveen

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-231-005-000
Owner Name: Joann Stransky
Co-Owner Name:
Owner Address: 1924 Park Ave
Lincoln NE 68502-3833

Situs Address: 500 S 38 St, Lincoln, NE
Property Class: R

Legal Description:
DUFF BRUNING REPLAT LOT 5

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Joann Stransky Date 7-18-06

Printed Name Joann Stransky

Witherbee Change of Zone Petition

Parcel ID: 17-29-136-002-000
Owner Name: Theodore W & Ruth A Burns
Co-Owner Name:
Owner Address: 611 S 44th St
Lincoln NE 68510-3746

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
SHELLEDY HEIGHTS LOT 2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed *Theodore W Burns* Date 7/15/06

Printed Name Theodore W Burns

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-012-000
Owner Name: Dale A & Retta M Bettenhausen
Co-Owner Name:
Owner Address: 214 S 40th St
Lincoln NE 68510-1704

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 89 & LOT 90 S60

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed *Dale Bettenhausen* Date 7-17-06

Printed Name DALE BETTENHAUSEN

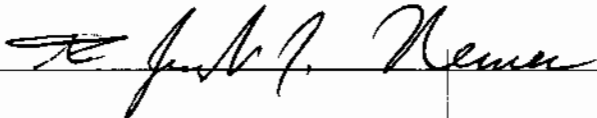
Witherbee Change of Zone Petition

Parcel ID: 17-30-221-003-000
Owner Name: Saint Teresa's Catholic
Co-Owner Name:
Owner Address: 735 S 36th St
Lincoln NE 68510-1666

Situs Address: 3501 Laura Ave, Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 54

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 07/24/06
Printed Name Father (Fr.) Joseph J. Nemec

— (bottom portion will be removed prior to submitting Petition to City) —

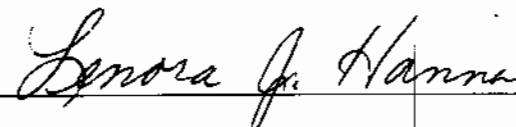
Witherbee Change of Zone Petition

Parcel ID: 17-29-118-013-000
Owner Name: Lenora J Hanna
Co-Owner Name:
Owner Address: 5835 S 91st St
Lincoln NE 68526-9541

Situs Address: 411 S 44 St, Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE ADD BLOCK 1 LOT 2 E109

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-17-06
Printed Name Lenora J. Hanna

Witherbee Change of Zone Petition

Parcel ID: 17-29-130-019-000
Owner Name: Michele L Deaton
Co-Owner Name:
Owner Address: 724 S 44th St
Lincoln NE 68510-3747

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
IDALANE RE-SUB BLOCK 1 N60' S120' LOT 10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Michele L. Deaton Date 7/20/06

Printed Name Michele Deaton

X — — — — — bottom portion will be removed prior to submitting Petition to City

Witherbee Change of Zone Petition

Parcel ID: 17-30-213-024-000
Owner Name: Robert H & Betty M Harris
Co-Owner Name: deceased, Robert H sole owner
Owner Address: 3601 L St
Lincoln NE 68510-3361

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB LOT 10 E1/2 N1/2 EX N30'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Robert H. Harris Date 7/19/06

Printed Name Robert H. Harris

Witherbee Change of Zone Petition

Parcel ID: 17-29-111-001-000
Owner Name: Nancy J Olson
Co-Owner Name:
Owner Address: 4619 M St
Lincoln NE 68510-1840

Situs Address: 4615 M St, Lincoln, NE
Property Class: Du

Legal Description:
WITHERBEE GARDENS LOT 36

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Nancy J Olson Date 7-20-06

Printed Name Nancy J. Olson

X - - - - - (bottom portion will be removed prior to submitting Petition to City) - - - - -

Witherbee Change of Zone Petition

Parcel ID: 17-30-204-026-000
Owner Name: Ray M & Ann E Ringlein
Co-Owner Name:
Owner Address: 3442 M St
Lincoln NE 68510-1517

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 26

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ann Ringlein Date 7-22-06

Printed Name Ann Ringlein

Witherbee Change of Zone Petition

Parcel ID: 17-30-217-011-000
Owner Name: Reed C & Sheila M Maly
Co-Owner Name:
Owner Address: 734 S 34th St
Lincoln NE 68510-3313

Situs Address: 743 S 34 St, Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 83 S16' & LOT 84

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Reed Maly, Sheila Maly Date 7-20-06
Printed Name REED MALY Sheila Maly

Witherbee Change of Zone Petition

Parcel ID: 17-29-121-004-000
Owner Name: Lawrence G & Joan I Huenink
Co-Owner Name:
Owner Address: 15001 S 96th St
Roca NE 68430-9693

Situs Address: 430 S 46 St, Lincoln, NE
Property Class: R

Legal Description:
PETERSON PLACE LOT 4

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed LAWRENCE G. HUENINK Date 7-20-06
Printed Name Lawrence G Huenink

Witherbee Change of Zone Petition

Parcel ID: 17-30-234-009-000
Owner Name: ~~Rogene M Johnston~~ Rogene M Johnston
Co-Owner Name:
Owner Address: 3900 J St
Lincoln NE 68510-1637

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
GROVEDALE BLOCK 2 W1/2 LOTS 7 8 & 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Rogene M Johnston Date 7/20/06

Printed Name ROGENE M. JOHNSTON

Witherbee Change of Zone Petition

Parcel ID: 17-29-111-006-000
Owner Name: Wayne A & Leah Schaber
Co-Owner Name:
Owner Address: 308 S 46th St
Lincoln NE 68510-1812

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 47 S50' N100.2'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Wayne A. Schaber Date July 9th 2006

Printed Name WAYNE A. SCHABER

Witherbee Change of Zone Petition

Parcel ID: 17-30-229-002-000
Owner Name: David C & Jerilyn G Morris
Co-Owner Name:
Owner Address: 3540 J St
Lincoln NE 68510-3332

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
FROSTS SUB W6' S240' LOT 11 & E53' S240' LOT 12

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed David C Morris Jerilyn Grace Morris Date 7/12/06

Printed Name DAVID C AND JERILYN GRACE MORRIS

Witherbee Change of Zone Petition

Parcel ID: 17-30-204-009-000
Owner Name: Robert Gordon Williams
Co-Owner Name:
Owner Address: 3405 N St
Lincoln NE 68510-1528

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 4 LOT 9

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Robert G Williams Date 7-12-06

Printed Name ROBERT G. WILLIAMS

Witherbee Change of Zone Petition

Parcel ID: 17-29-132-011-000
Owner Name: Eric D & Lisa Mathews Fowler
Co-Owner Name:
Owner Address: 4020 N St
Lincoln NE 68510-1742

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 34 & LOT 35 W10

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Lisa Mathews Fowler Date 7/22/06

Printed Name LISA MATHEWS FOWLER

Witherbee Change of Zone Petition

Parcel ID: 17-30-206-021-000
Owner Name: James E & Diane K Mowitz
Co-Owner Name:
Owner Address: 3330 Woods Ave
Lincoln NE 68510-3342

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 21

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Diane Mowitz Date 7-26-07

Printed Name Diane Mowitz

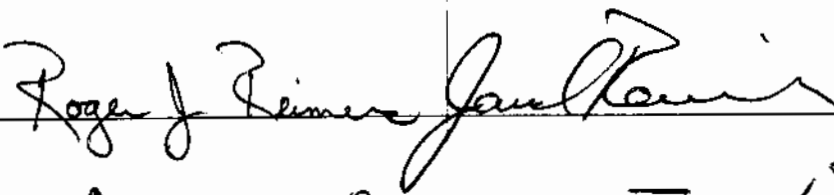
Witherbee Change of Zone Petition

Parcel ID: 17-30-200-020-000
Owner Name: Roger J & Janel Reimers
Co-Owner Name:
Owner Address: 3350 N St
Lincoln NE 68510-1525

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 3 LOT 17

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7-8-06
Printed Name ROGER J. REIMERS Janel Reimers

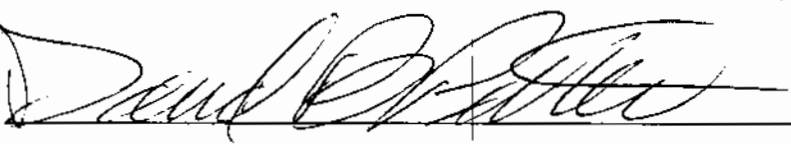
Witherbee Change of Zone Petition

Parcel ID: 17-29-119-007-000
Owner Name: David B & Connie A Potter
Co-Owner Name:
Owner Address: 130 W Kansas Ave
Smith Center KS 66967-2013

Situs Address: 4400 Witherbee Blvd, Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 108 W70'

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date _____
Printed Name DAVID B Potter

Witherbee Change of Zone Petition

Parcel ID: 17-30-218-017-000
Owner Name: Daniel & Rosemary Schweitzer
Co-Owner Name:
Owner Address: 3440 Laura Ave
Lincoln NE 68510-3334

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 42

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Dan & Rose Mary Schweitzer Date July 26-06

Printed Name DAN Rose Mary Schweitzer

*Thank
you*


Witherbee Change of Zone Petition

Parcel ID: 17-29-106-014-000
Owner Name: Eric & Jennifer Kruger
Co-Owner Name:
Owner Address: 4208 M St
Lincoln NE 68510-1738

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOT 107 E6 S70 & LOT 108 EX W20 N63 & LOT 109 W30

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/26/06

Printed Name Eric Kruger

Witherbee Change of Zone Petition

Parcel ID: 17-29-118-007-000

Owner Name: Eula M Boveia

Co-Owner Name:

Owner Address: ~~5900 Southdale Rd~~
Lincoln NE 68516-9220

Mailing Address:

Change to 11175 So. 60th St., Lincoln, 68516

Situs Address: 4320 Witherbee Blvd, Lincoln, NE

Property Class: R

Legal Description:

WITHERBEE ADD BLOCK 1 LOT 8

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed

Roger D. Boveia

Date

7-28-06

Printed Name

ROGER D. BOVEIA

Witherbee Change of Zone Petition

Parcel ID: 17-29-119-014-000

Owner Name: Mark & Price Karina Voutas

Co-Owner Name:

Owner Address: 417 S 45th St
Lincoln NE 68510-1807

Situs Address: , Lincoln, NE

Property Class: R

Legal Description:

WITHERBEE GARDENS LOT 92 N1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed

Karina Voutas

Date

7-21-06

Printed Name

Karina Voutas

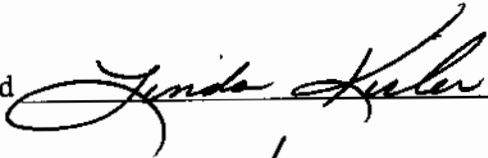
Witherbee Change of Zone Petition

Parcel ID: 17-29-119-001-000
Owner Name: Linda A Kisler
Co-Owner Name:
Owner Address: 400 S 44th St
Lincoln NE 68510-1861

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 90 N1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 07.19.06

Printed Name LINDA A KISLER

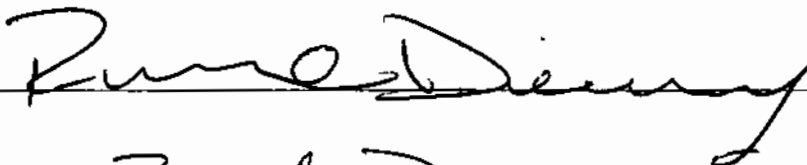
Witherbee Change of Zone Petition

Parcel ID: 17-30-217-016-000
Owner Name: Richard II & Prudence Devney
Co-Owner Name:
Owner Address: 635 S 34th St
Lincoln NE 68510-3309

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 77

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 7/21/06

Printed Name Richard Devney

Witherbee Change of Zone Petition

Parcel ID: 17-29-103-013-000
Owner Name: Gertrude L Ainsley
Co-Owner Name:
Owner Address: 215 S 46th St
Lincoln NE 68510-1811

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
WITHERBEE GARDENS LOT 27 S50' E1/2

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Gertrude L. Ainsley Date 8-12-06

Printed Name Gertrude L. Ainsley

Witherbee Change of Zone Petition

Parcel ID: 17-30-230-005-000
Owner Name: Randall E Grotelueschen
Co-Owner Name:
Owner Address: 441 S 38th St
Lincoln NE 68510-1618

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
DUFF BRUNING REPLAT LOT 15

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Randall E. Grotelueschen Date 8/15/06

Printed Name RANDALL GROTELUESCHEN

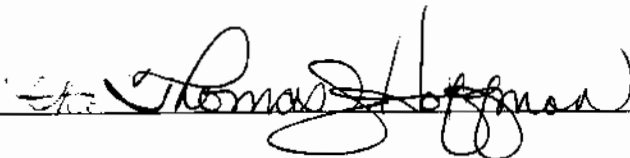
Witherbee Change of Zone Petition

Parcel ID: 17-30-205-003-000
Owner Name: Thomas J Hoffman
Co-Owner Name:
Owner Address: 3755 N St
Lincoln NE 68510-1646

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 5 LOT 3

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 8-8-2006

Printed Name THOMAS J. HOFFMAN


Witherbee Change of Zone Petition

Parcel ID: 17-30-218-016-000
Owner Name: Roger D Buchholz
Co-Owner Name:
Owner Address: 3432 Laura Ave
Lincoln NE 68510-3334

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LYMAN PARK SUB LOT 41

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed  Date 8/1/06

Printed Name ROGER D. BUCHHOLZ

Witherbee Change of Zone Petition

Parcel ID: 17-30-201-015-000
Owner Name: Mary A Sprague
Co-Owner Name:
Owner Address: 215 S 37th St
Lincoln NE 68510-1603

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 9 LOT 15

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Mary Ann Sprague Date 8-1-06

Printed Name MARY ANN SPRAGUE

Witherbee Change of Zone Petition

Parcel ID: 17-30-205-017-000
Owner Name: Ronald Henry Bartels
Co-Owner Name:
Owner Address: 235 S 38th St
Lincoln NE 68510-1615

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 5 LOT 16

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Ron Bartels Date 8.3.06

Printed Name RON BARTELS

Witherbee Change of Zone Petition

Parcel ID: 17-30-209-013-000
Owner Name: Robert A Grgurich
Co-Owner Name:
Owner Address: 3311 Woods Ave
Lincoln NE 68510-3343

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
HYLAND PARK ANNEX BLOCK 10 LOT 13

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Robert A. Grgurich Date 8-4-06

Printed Name ROBERT A. GRGURICH

Witherbee Change of Zone Petition

Parcel ID: 17-30-206-011-000
Owner Name: Rosemary L Thornton
Co-Owner Name:
Owner Address: 3405 M St
Lincoln NE 68510-1518

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
YOUNGS HYLAND PARK BLOCK 8 LOT 11

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Rosemary & Mel Thornton Date 7/31/06

Printed Name Rosemary & Mel Thornton

Witherbee Change of Zone Petition

Parcel ID: 17-29-105-019-000
Owner Name: Robert E & Jolin D Donahoo
Co-Owner Name:
Owner Address: 4044 M St
Lincoln NE 68510-1734

Situs Address: , Lincoln, NE
Property Class: R

Legal Description:
LENOX SUB LOTS 98 & 99

I support the Witherbee Neighborhood's project to change the zoning of my property from R4 to R2.

Signed Jolin D. Donahoo & Robert E. Donahoo Date July 8, 2006

Printed Name JOLIN D. DONAHOO & Robert Donahoo

COPY FOR
YOUR INFORMATION



Geico266@aol.com
09/08/2006 09:37 AM

To council@lincoln.ne.gov
cc
bcc

Subject Opposed to M Street Change of Zone from R4 to R2

From: Geico Development, INC
2251 W. Pleasant Hill Rd. Lincoln, Nebraska 68523
Phone (402) 430-6977 □ Fax 402-423-7057

To: Lincoln City Council September 7th, 2006
575 S. 10th Street
Lincoln, NE 68508

Subject: Opposition to Proposed Change of Zoning R-4 to R-2.

Geico Development, INC. recently purchased 4211 M street as an investment with hopes to convert it into a duplex at some later date. The property was zoned R-4 when we purchased it and we would expect it to remain that way. I have been told the property is "Grand fathered" in but, only if we convert the house into a duplex now. This would disrupt the current tenants living there. Change for sake of change is not a good enough reason.

The example I was given (by the person requesting this change of zone, who does NOT live in this area) was an investor bought a house in this area, added an addition to it and made it a duplex. In doing so he met all codes & zoning laws, the plans were approved by Building & Safety, all construction inspections were passed, and the property is currently rented. If the investor was not successful his property would not be rented and his investment would have failed. Instead, his investment in this R4 area has now provided another low end home for people to live in. I call that a success, and it is what Lincoln needs, however, the requestor of this change sees it as impending doom for the area. The latter is non-sense.

Affordable housing is needed in Lincoln to attract lower wages workers and students into the area. People then can go to school, get better jobs, and move up the ladder of success, and move. Reducing the number of areas in the City where landlords can invest into / and convert older properties into duplexes is a negative towards making more affordable housing.

Some of the homes in this area are 70+ years old. The zoning has been R4 for many years. The people who recently bought into the neighborhood purchased their homes knowing the zoning was R4. They should not have bought their home in an R4 zoned area if that was objectionable to them.

The vast majority of homes in this area are already rentals. Landlords make the determination to buy rentals based on their income potential, value, and future value. R4 zoning is a plus when looking for investment properties. Home owners are not flocking to this area, they are selling to investors who will find the highest and best use for their property. Taking away the R4 zoning is a negative in buying an investment property in this area, further reducing the value to home owners & investors alike.

Larry Geiger

Once you have flown, you will walk the earth with your eyes turned skyward, for there you have been, and there you long to return.